

FOR LEASE



Rohit
COMMERCIAL | Bold Goes Further

Cambrian Crossing

Northeast corner of Clover
Bar Road and Corralero Drive
SHERWOOD PARK, AB

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Property Overview

Cambrian Crossing

Setting the stage for vibrant retail growth.

AREA

Building 1: 20,000 sf
Building 2: 7,200 sf
Building 3: 12,000 sf
Building 4: 11,580 sf
Building 5: 10,250 sf

LEASE RATE

Market

ZONING

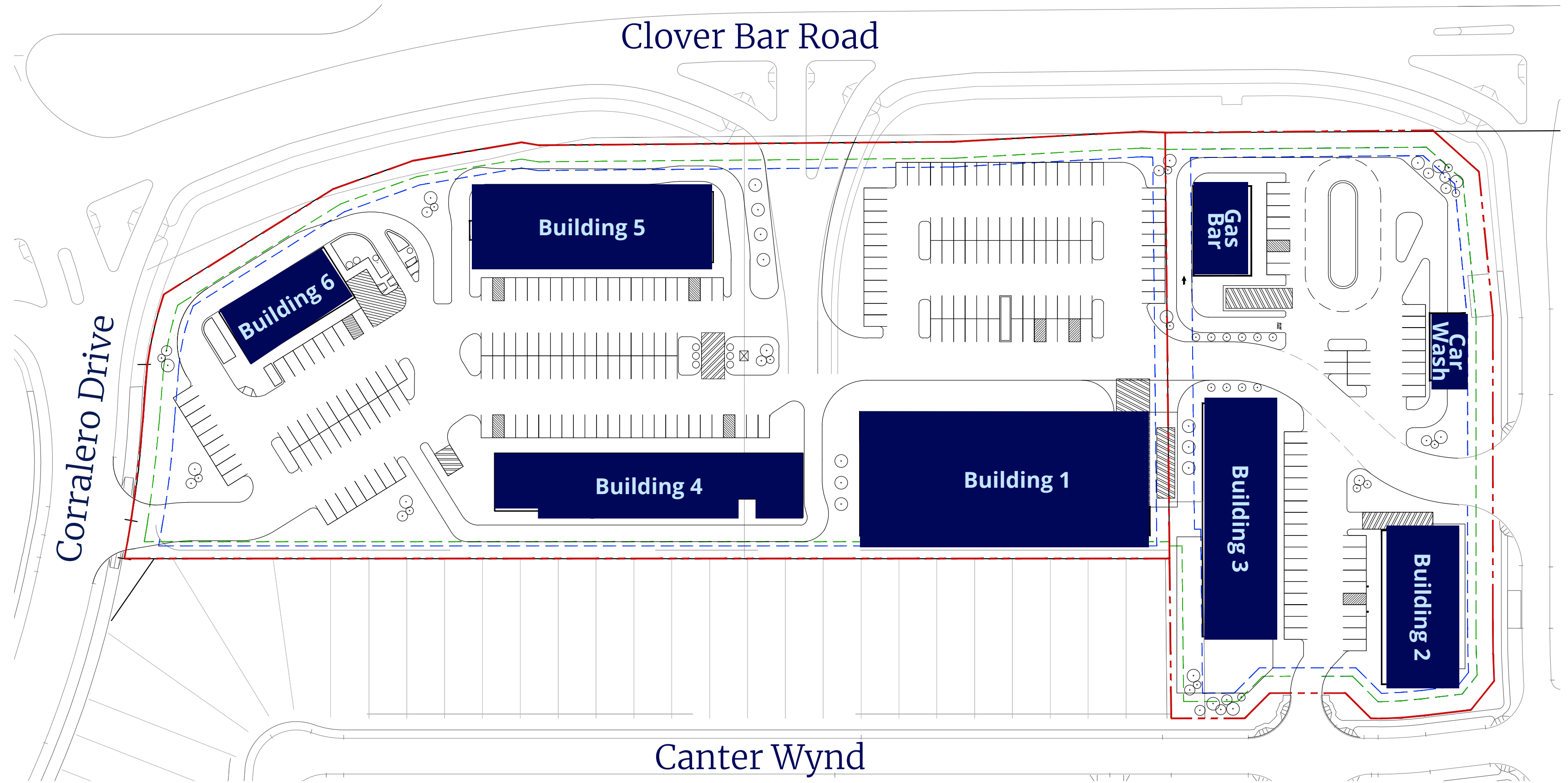
BE - Business Employment

PROPERTY HIGHLIGHTS

- Proximity to Yellowhead Trail
- Amenity rich neighborhood
- Proximity to the scenic river valley including multi-use trails, ponds and parks making it a family-friendly environment
- High visibility and access from Clover Bar Road

AVAILABILITY

2028



Current Population (2024)
75,575



Projected Population (2027)
79,438



Average Household Income
\$160,000



Median Age
39.1 years

Location Overview

Cambrian Crossing

Where Opportunity Meets Visibility —

Retail Development

Positioned within Sherwood Park's Cambrian community, Cambrian Corner benefits from zoning that supports mixed-use development, including commercial and retail opportunities. With partial servicing in place and a growing residential base, the area is primed for retail expansion. The approved Area Structure Plan encourages walkable, amenity rich spaces, making it ideal for businesses seeking visibility and long-term growth.

Growth for Business's

With a growing residential base and proximity to key amenities like Emerald Hills Shopping Centre, Strathcona Community Hospital, and Archbishop Jordan High School, the Cambrian Cornerlands offer a strategic opportunity for businesses looking to grow alongside a vibrant, family-oriented community. The steady influx of new residents creates a strong foundation for retail and service-based tenants to establish early and thrive.

Residential


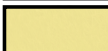



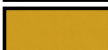
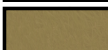

Cambrian Corner is a growing residential hub within Sherwood Park's Cambrian community, offering a mix of townhomes and single-family homes. With hundreds of new residents moving in, the area presents a prime opportunity for retail tenants seeking built-in customer traffic. Its proximity to parks, trails, and major amenities makes it an ideal location for everyday services, cafés, and boutique shops looking to thrive in a walkable, family-oriented neighbourhood.



Arena Facility

The new arena in Sherwood Park is part of the Cambrian Crossing Multipurpose Facility, located just north of the railroad tracks off Clover Bar Road in Strathcona County. Designed to serve as a major community hub, the arena will feature four ice sheets and seating for up to 3,500 people for concerts. While the exact address hasn't been finalized, it's positioned near the Cambrian development and Greenland Garden Centre, with completion expected by 2026.

LEGEND

-  Future Residential
-  Single Family with Front Garage
-  Zero Lot Line Single Family with Lane
-  Front/Back Duplex
-  Front Attached Duplex
-  Townhomes
-  Main Street (Mixed Use)
-  Trails

NORTHEAST CORNER OF
CLOVER BAR ROAD AND
CORRALERO DRIVE

Cambrian Crossing

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