



For Lease

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Cambrian Crossing

Northeast corner of Clover Bar Road
and Corralero Drive, Sherwood Park

- Prime corner location
- Surrounded by rapid residential growth
- High visibility with excellent access
- Flexible retail opportunities available

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Property Details

ADDRESS

Northeast corner of Clover Bar Road and Corralero Drive, Sherwood Park

LEASE RATE

Market

ZONING

CC - Community Commercial

AVAILABILITY

2028

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

Building 6: Land Lease 1 Acre



Current Population (2024)

75,575



Projected Population (2027)

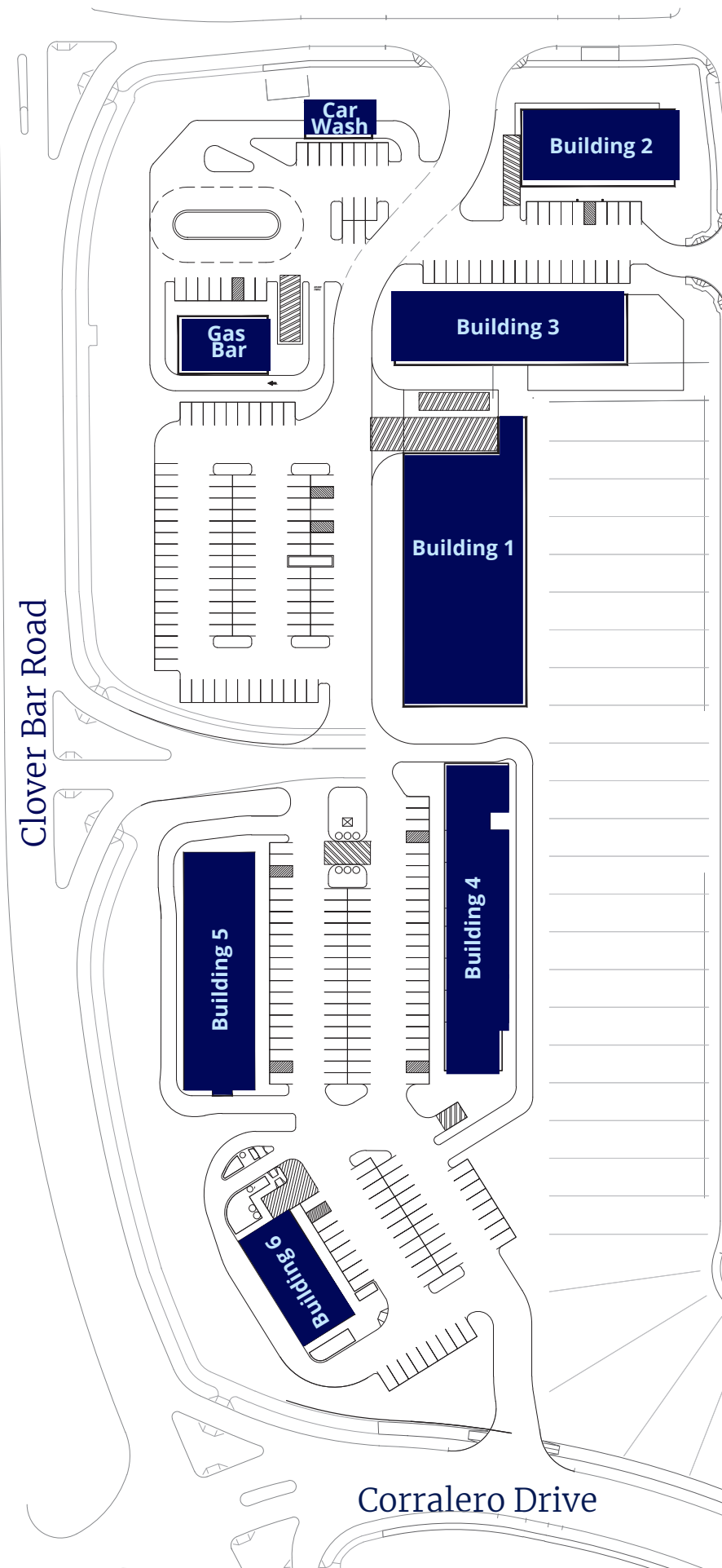
79,438



Average Household Income

\$160,000

Demographics Within 5 KMS



Neighbourhood Overview





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