

ROYOP

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# SHERWOOD PARKMALL

*your place in the park*

where  
Sherwood Park  
*comes together*

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Discover endless possibilities in  
fashion, social gatherings & more.

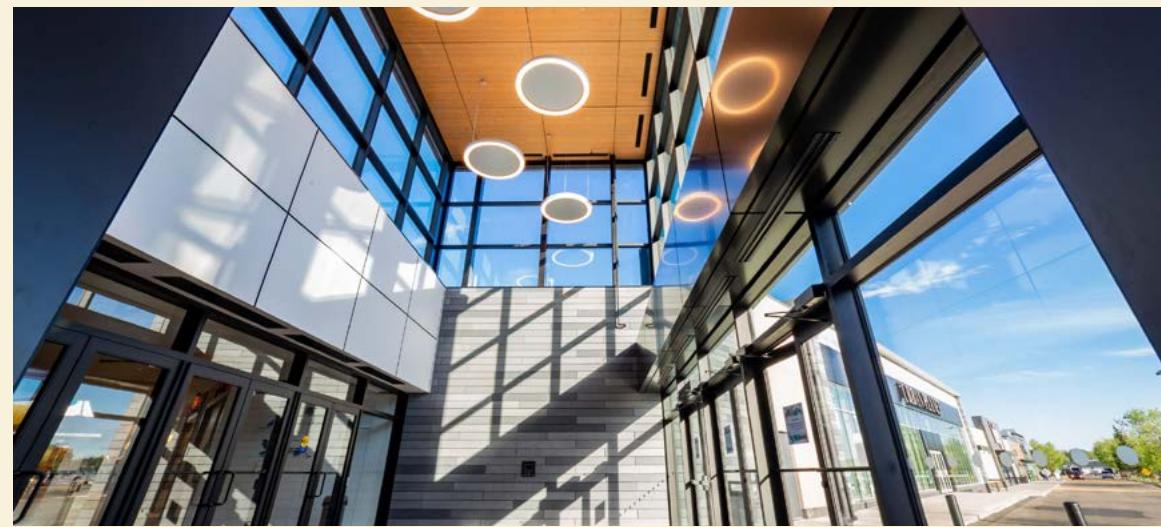


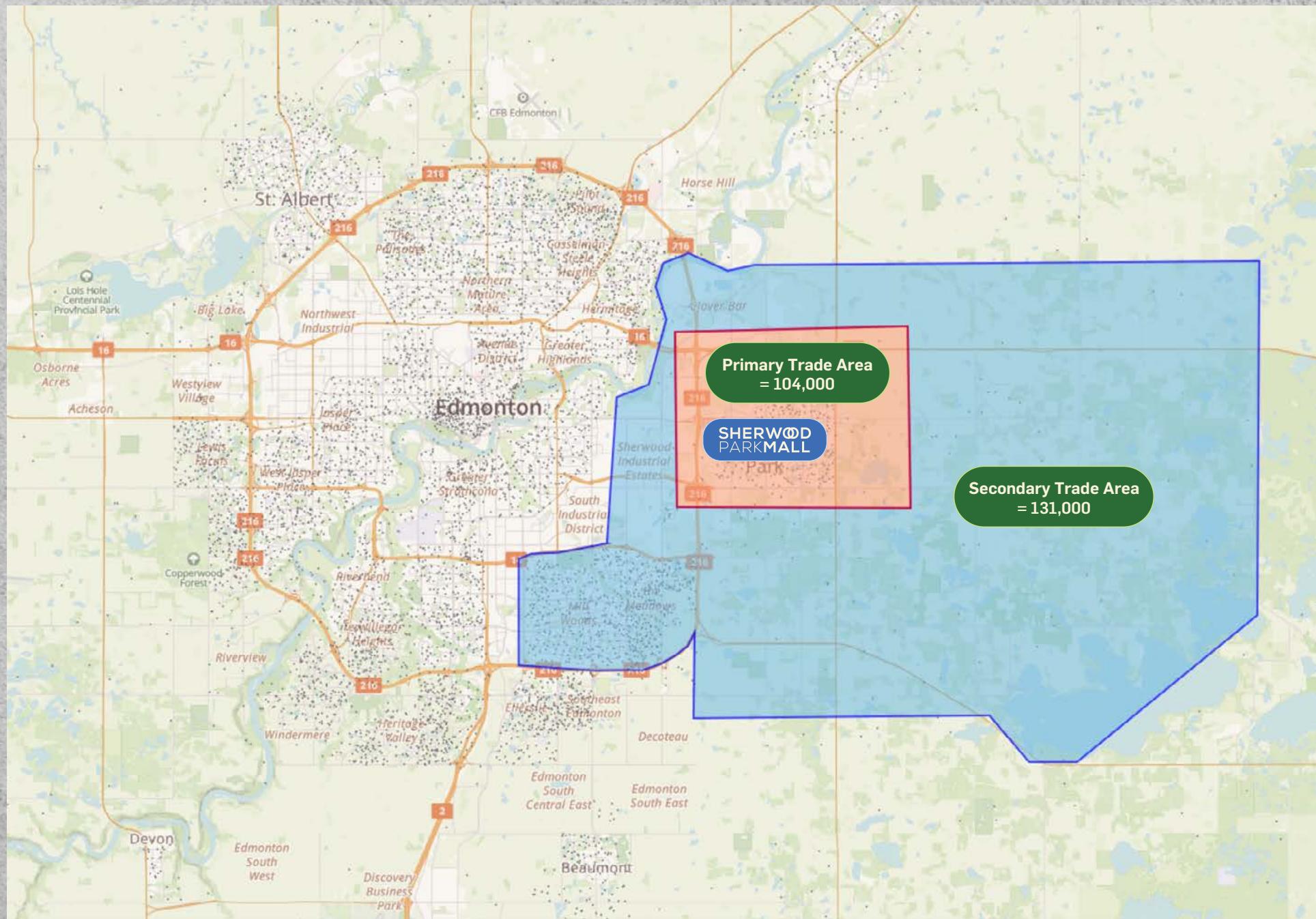




# site *info*

Sherwood Park Mall, located at 2020 Sherwood Drive in the heart of Sherwood Park, features 82 stores and services, including a modern and bright food court. It is the only enclosed shopping centre in the area, with an approximate gross leasable area (GLA) of 405,000 square feet and 2,294 parking stalls. The centre underwent its latest renovation in 2019. Conveniently situated on a major arterial collector and surrounded by residential homes, it is well-connected by local transit routes, making it a central hub for the community.





# trade area highlights

- Sherwood Park Mall draws on a population of over 235,000 people across it's Primary and Secondary Trade Areas.
- 30,066 households in the PTA and an average household income of \$150,550. (Alberta's average is \$104,000)
- Twenty schools surround Sherwood Park Mall within a 5 kilometer radius.
- An educated population, with over 49,000 individuals holding university or higher education qualifications.
- The area is a major economic powerhouse in Alberta, boasting strong performance in sectors such as agriculture, advanced manufacturing, and the petrochemical industry.



# trade area

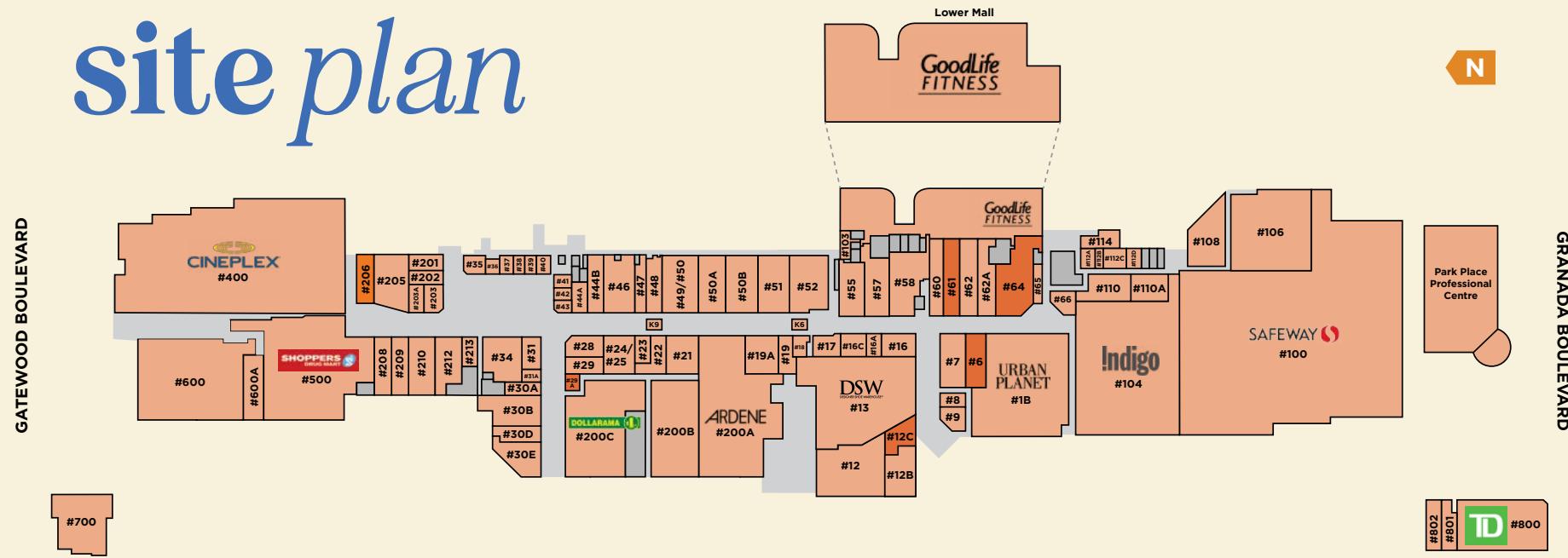
Sherwood Park Mall is perfectly situated in the heart of Strathcona County, one of Alberta's most affluent and fastest-growing regions. With a trade area of more than 235,000 residents, the centre enjoys a strong and loyal customer base that continues to expand as the community grows. Within the primary trade area alone, over 30,000 households boast an impressive average income of \$150,550 (well above the provincial average). This highlights the community's exceptional spending power and appetite for quality retail and services. Families are at the core of this market, supported by twenty schools within a five-kilometer radius, while over 49,000 residents hold university or higher education qualifications, reflecting a highly educated and aspirational population.

Beyond its demographics, Strathcona County is recognized as a true economic powerhouse, with thriving industries in agriculture, advanced manufacturing, and petrochemicals fueling both growth and long-term stability. This strong economic foundation not only attracts new residents but also ensures consistent consumer demand across a wide range of sectors. Combined with Sherwood Park Mall's central location and established reputation as a retail hub, these advantages create a unique opportunity for retailers and businesses to thrive. More than just a shopping centre, Sherwood Park Mall is a gathering place at the heart of the community. An unbeatable location for brands looking to connect with engaged, prosperous, and forward-looking consumers.



Located just steps behind Sherwood Park Mall, the upcoming residential project will bring new housing opportunities that seamlessly connect with the mall's retail, dining, and services.

# site plan



## SHERWOOD PARK MALL

#1B	Urban Planet 15,050 sf
#6	Vacant 1,762 sf
#7	Peoples Jewellers 2,276 sf
#8	Tradition Hairstyling 613 sf
#9	Q Nails Ltd. 962 sf
#12	Safeway Liquor 5,975 sf
#12B	Bro'Kin Yolk 2,589 sf
#12C	Vacant 1,257 sf
#13	Designer Shoe Warehouse 1,411 sf
#16	Paris Jewellers 1,267 sf
#16A	Bell 553 sf
#16C	TELUS/Koodo 941 sf
#17	Freedom Mobile 914 sf
#18	Mobile Q 493 sf
#19	Kurves Brow Bar 977 sf
#19A	Northern Reflections 2,001 sf
#21	Suzanne's 2,021 sf
#22	Mobile Care 1,246 sf
#23	Hillberg & Berk 699 sf
#24/25	Rogers 1,948 sf
#28	Carat Jewellers 1,284 sf
#29	Bazaar 10,1045 sf
#29A	Vacant 416 sf
#30A	Algonquin Travel 795 sf
#30B	Park Mall Dental Centre 2,850 sf
#30D	Beauty & The Barber 1,209 sf
#30E	Canna Cabana 2,286 sf
#31	Michael Hill Jewellers 1,057 sf
#34	Bath & Body Works 2,714 sf
#35	Chef House 694 sf
#36	New York Fries 355 sf
#37	Famous Wok 540 sf
#38	Taco Time 351 sf
#39	Pizza & Pasta Heaven 365 sf
#40	Burgao By Medium Rare 441 sf
#41	Edo Japan 325 sf
#42	A&W 368 sf
#43	Thai Express 357 sf
#44A	Morning Sun Health Foods 784 sf
#44B	Quarks 1,521 sf
#46	La Vie en Rose 2,910 sf
#47	Diamant Jewellers 1,409 sf
#48	Quiltz Etc 1,453 sf
#49/50	Boathouse 3,457 sf

#50A	Bootlegger 5,632 sf
#50B	Warehouse One 3,011 sf
#51	Key Lime 3,461 sf
#52	Tip Top 3,461 sf
#55	Below the Belt 2,281 sf
#57	Pearle Vision 3,347 sf
#58	Soft Moc 3,567 sf
#60	Luggage Unlimited 1,778 sf
#61	Vacant 1,981 sf
#62	Culture Craze 2,275 sf
#62A	Chatters Salon 2,094 sf
#64	Vacant 4,243 sf
#65	Sherwood Park Tailor 608 sf
#66	Guest Services 796 sf
#100	Safeway 65,032 sf
#104	Indigo 23,622 sf
#106	Kidz County 10,579 sf
#108	Bath & Body Works Storage 3,459 sf
#110	Management Office 2,161 sf
#200A	Ardene 15,601 sf
#200B	Best Buy 7,639 sf
#200C	Dollarama 10,242 sf
#201	Da Pop Up Shop 933 sf
#202	The Big Squish 793 sf
#203	Purdys Chocolatier 864 sf
#203A	Beauty in the Park 723 sf
#205	Beck Antiques 3,026 sf
#206	Vacant 1,398 sf
#208	Musicworks 1,664 sf
#209	Sports Closet 1,655 sf
#210	Specsavers 2,533 sf
#212	Miniso 2,272 sf
#213	Claire's 767 sf
#300	Goodlife Fitness 32,437 sf
#400	Galaxy Cinemas 40,000 sf
#500	Shoppers Drug Mart 17,166 sf
#600	Big Box Outlet Store 14,385 sf
#600A	Ella Coco Lingerie 2,193 sf
#700	Mud, Sweat and Gears 5,221 sf
#800	TD Canada Trust 7,487 sf
#801	Burrito Libre 1,174 sf
#802	Subway 1,280 sf

## PARK PLACE PROFESSIONAL CENTRE

#100	Vacant 10,355 sf
#200	Northern Lung 816 sf
#202	Vacant 1,295 sf
#204	Professional Dental Ceramics 2,072 sf
#210	Psychology in the Park 1,167 sf
#212	Radiant Dental 1,619 sf
#214	Member of Parliament 1,178 sf
#216	Demapura 1,607 sf
#224	Park Place Chiropractic & Massage Centre 1,952 sf
#300	Fort Orthodontics 2,761 sf
#302	Park Dental 2,178 sf
#308	Sherwood Dental 5,524 sf
#310	Sherwood Dental 380 sf

## KIOSKS

#K6	WOW! Mobile Boutique 150 sf
#K9	Cellicon 200 sf

# shopping centre info

Sherwood Park Mall is the premier enclosed shopping centre serving Sherwood Park and Strathcona County, offering 405,000 square feet of prime gross leasable area. This modern centre attracts a highly affluent and loyal customer base drawn by our curated mix of national brands and local favourites. Shoppers enjoy the

convenience of ample free parking, a climate-controlled environment year-round, family-friendly events, and a consistently clean and secure setting. These features, combined with a strong retail mix and dedicated on-site management, create a vibrant and seamless shopping experience that keeps visitors coming back.



Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.





# residential plan

## 1 + 2 Bedroom Apartments Opening Fall 2027

Located beside Sherwood Park Mall, this new community will bring 248 purpose-built rental homes to the heart of Sherwood Park. Designed with care, the homes feature timeless interiors and lifestyle-focused amenities that make everyday living effortless.

Welcoming residents at every stage of life, one-bedroom layouts provide low-maintenance comfort, while two-bedroom homes offer the flexibility to grow, gather, and create lasting memories. Thoughtfully planned for those who value quality and attention to detail, every aspect from the architecture to gathering



spaces has been designed to integrate seamlessly with Sherwood Park's established character.

Here, residents enjoy convenience in a setting that avoids the density and pace of downtown living. Trails, parks, and shared spaces encourage connection, while the scale and style of the buildings reflect community pride. More than just a rental project, this is a place that belongs - rooted in the values of Sherwood Park itself.



thank you  
let's stay in touch



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