

ROYOP

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SHERWOOD PARKMALL

your place in the park 

where
Sherwood Park
comes together

Discover endless possibilities in
fashion, social gatherings & more.

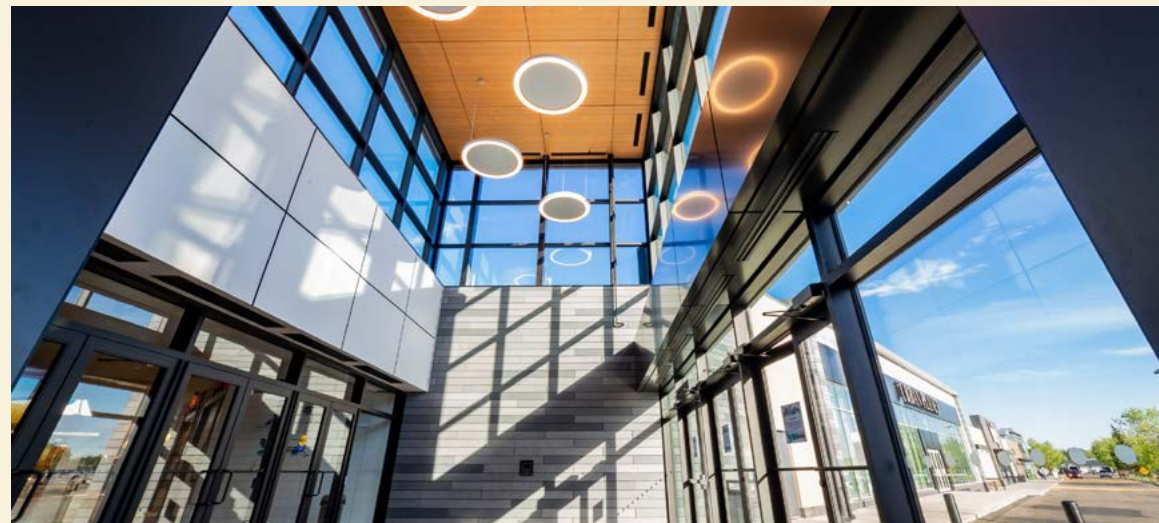


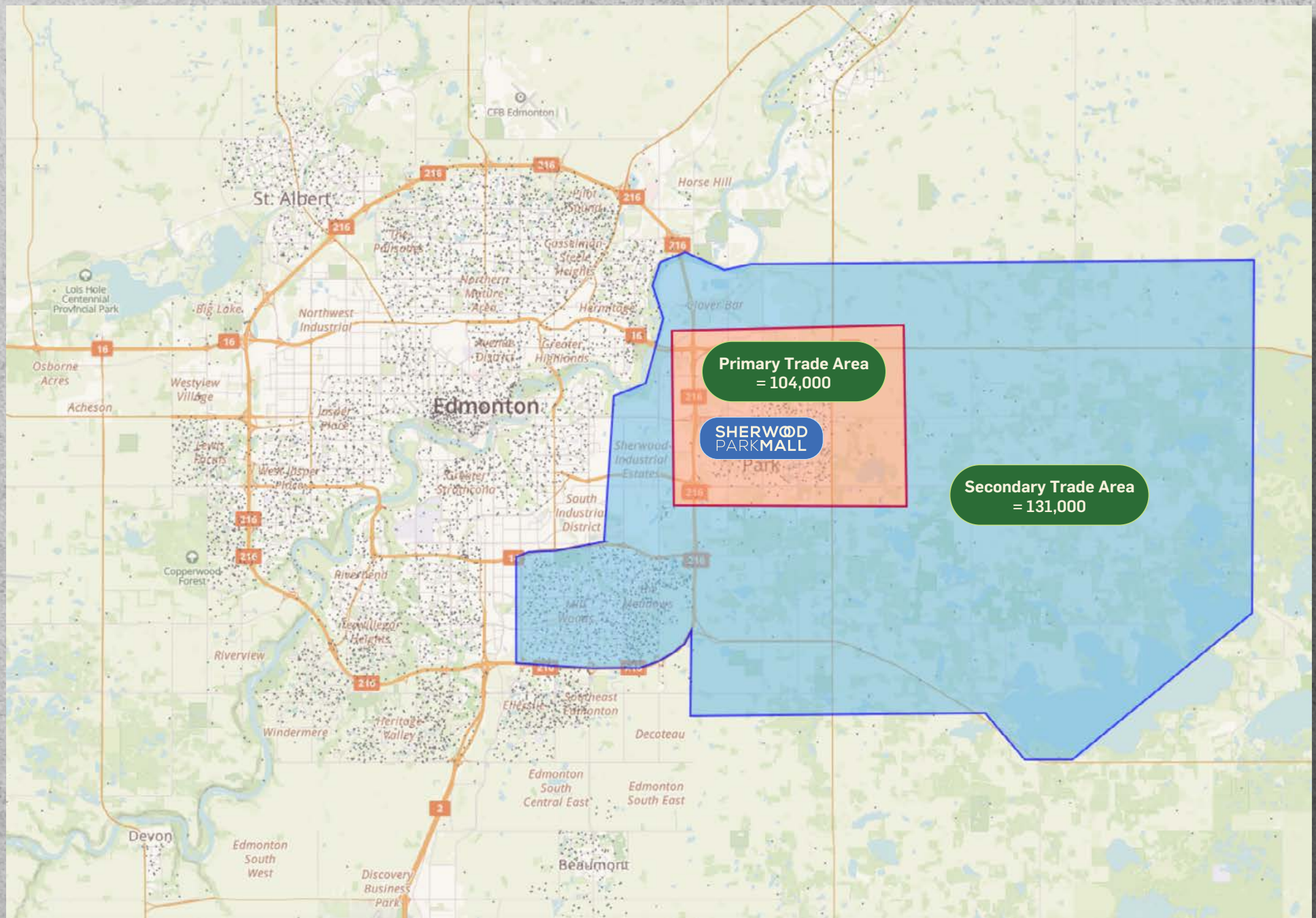




site *info*

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.

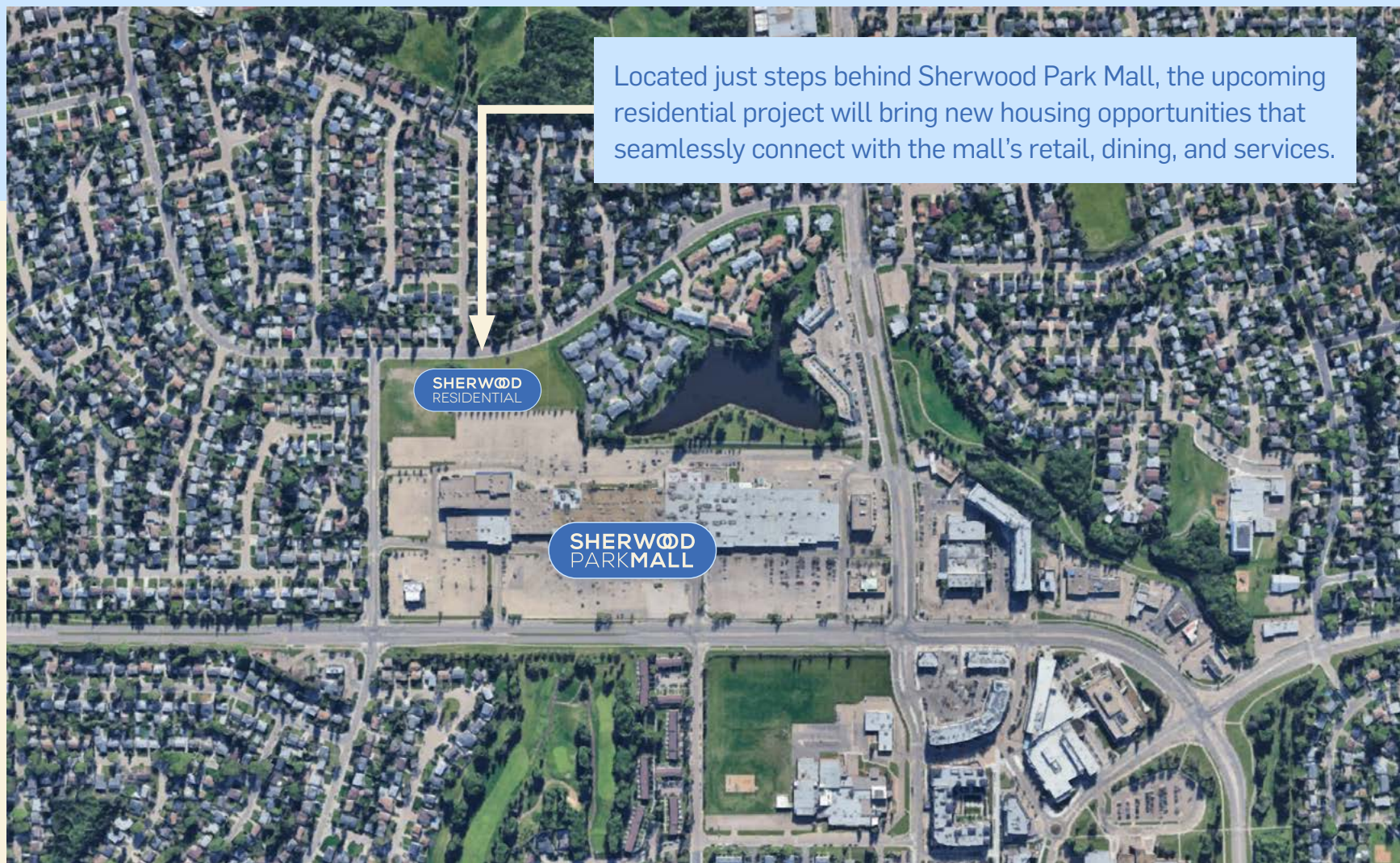


trade area

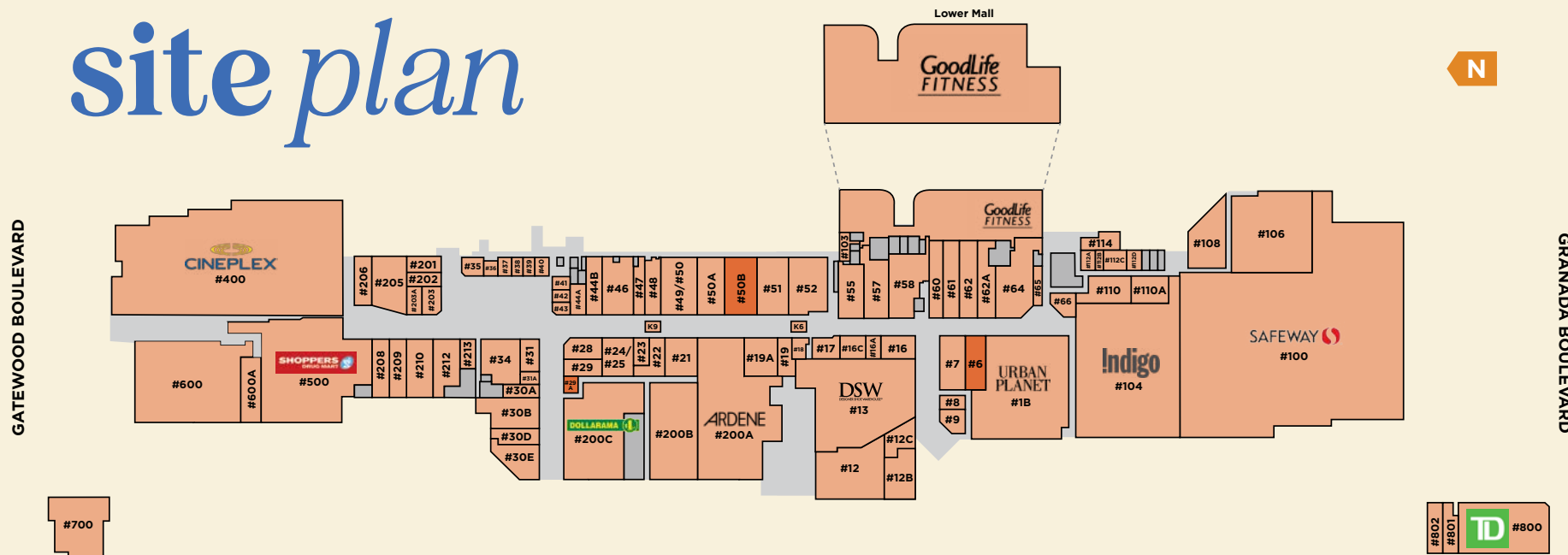
Sherwood Park Mall is perfectly situated in the heart of Strathcona County, one of Alberta's most affluent and fastest-growing regions. With a trade area of more than 235,000 residents, the centre enjoys a strong and loyal customer base that continues to expand as the community grows. Within the primary 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



shopping centre *info*

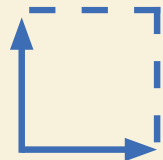
Sherwood Park Mall is the premier enclosed shopping centre serving Sherwood Park and Strathcona County, offering 405,000 square feet of prime gross leasable area. This modern centre attracts a highly affluent and loyal customer base drawn by our curated mix of national brands and local favourites. Shoppers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



36,000

Vehicles
Per Day



405,000

Square Feet of
Gross Leasable
Area



2019

Renovation



82

Stores



2,294

Parking Stalls



236,044

Population of
Total Trade
Area (TTA)



3.3 Million

Annual
Visitors
2025



\$673

August 2026
Rolling 12 Month
Sales PSF

**GoodLife
FITNESS**



DOLLARAMA

DSW
DESIGNER SHOE WAREHOUSE®

CINEPLEX

Indigo

**SHOPPERS
DRUG MART**

SAFeway

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PLANET**

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



Aerial

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.



Floorplan



thank you
let's stay in touch

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