



GROW WITH US

YOUR INVESTMENT

IN LLOYDMINSTER

ALBERTA | SASKATCHEWAN





The city of Lloydminster is a vibrant and growing community, offering the comfort of the rural lifestyle while providing the convenience of urban amenities.



Lloydminster, strategically positioned on the Alberta-Saskatchewan border, is a city with immense potential for business development, thanks to the unique dual provincial support it enjoys. Home to a population of approximately 32,000 residents with an average growth rate of 0.6%, Lloydminster is a proven growing City. Lloydminster serves as a hub for approximately 182,000 people in its trading area; the city boasts a diverse economic landscape. Key industries, including agriculture, oil and gas, commercial, and manufacturing, contribute significantly to the local economy, creating a favourable environment for various business ventures. Within the City of Lloydminster, the Economic Development department plays a pivotal role, actively engaging with existing and potential developers. Guided by a mission to deliver timely and effective information and services, the department is dedicated to attracting, securing, and retaining business investments, fostering the city's continued economic growth.

AVERAGE
RESIDENT AGE
35-37

AVERAGE
HOUSE PRICE
\$314,500

AVERAGE HOUSE-
HOLD INCOME
\$137,978

RETAIL SPACE
2.6 million sq. ft.

BUSINESS TAX
\$0

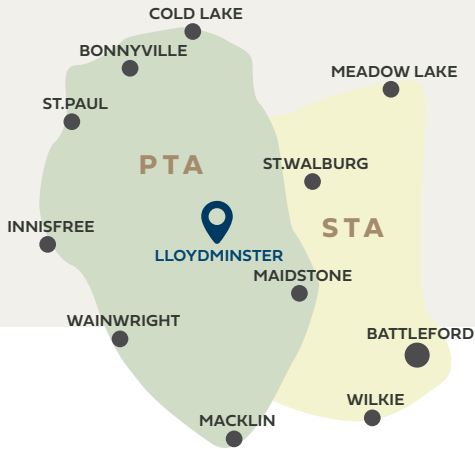
PST exemption*
WITHIN CITY LIMITS

**As a bi-provincial community, Lloydminster is PST-exempt within municipal boundaries with few exceptions.*

RETAIL SALES
\$1.6 billion

AVERAGE RETAIL
SALES PRODUCTIVITY
\$333/sq. ft.





Primary Trade Area (PTA) = 129,134
 Secondary Trade Area (STA) = 52,866

RETAIL TRADE AREA

Proximity to major urban centres and established transportation routes were core considerations in understanding Lloydminster’s two trade areas. The majority of consumers originate from Lloydminster’s Primary Trade Area (PTA) which is oriented toward the northwest and southwest within a two-hour drive time. The PTA reflects Lloydminster’s position as a service centre for smaller nearby communities including Cold Lake, Innisfree, Macklin and Maidstone. Within the Retail Trade Analysis it is identified that the PTA has grown substantially from the 2019 market study (30-minute reach to 2-hour reach respectively).

PRIMARY TRADE AREA (PTA)

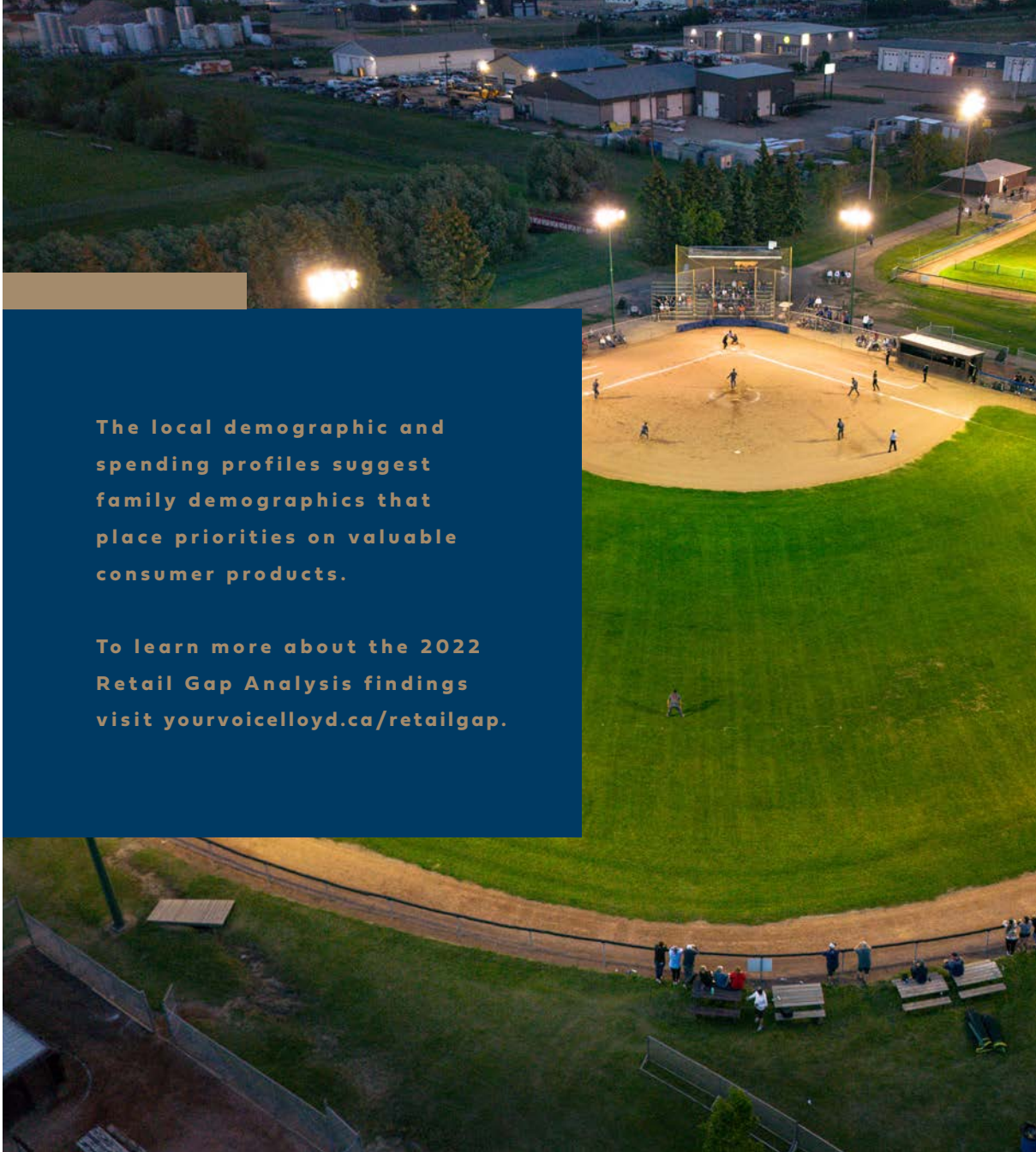
Estimated for the year-end 2021, the population of the primary trade area is 129,134 and is projected to grow by 0.6% annually over the next three years. The PTA is demographically similar to Alberta with a slightly higher percentage of people under the age of 14 and a slightly lower percentage of people aged 65 and over. The average PTA income was reported at \$137,978.

Total aggregate retail spending for 2023 in the PTA was \$1.6 billion excluding health care and auto. Grocery, convenience and specialty foods represent the highest household spending category at \$11,322, roughly 32% of the spending potential.

SECONDARY TRADE AREA (STA)

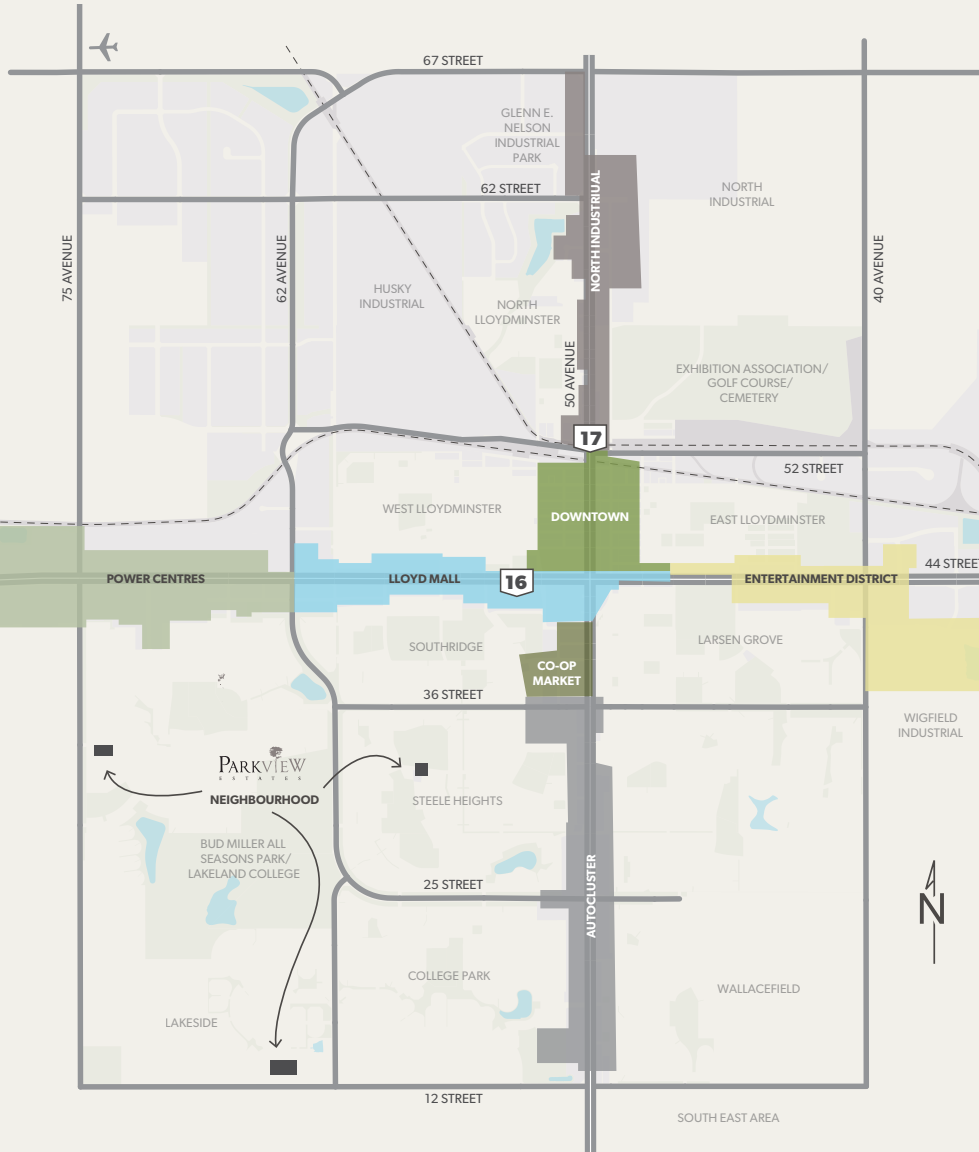
Estimated for the year-end 2023, the population of the secondary trade area is 52,866 and projected to grow by 0.54% annually over the next three years. Demographically, the STA more closely resembles Saskatchewan than Alberta with a relatively high percentage (35.08%) of its population under the age of 24 compared to 30.54% in Alberta and 31.86% in Saskatchewan. The average household income of the STA is \$97,288.

Lloydminster's STA represents 24% of the overall retail spending. Total aggregate retail spending for 2021 was \$533.6 million excluding health care and auto. Similar to the PTA, household spending amongst STA residents was highest among the categories of grocery, convenience and specialty foods.

An aerial night photograph of a baseball field. The field is illuminated by several tall stadium lights, creating a bright glow on the diamond and pitcher's mound. The outfield is a lush green. In the background, there are various buildings, including what appears to be a parking lot with cars and some industrial or commercial structures. A dark blue rectangular text box is overlaid on the right side of the image, containing white text. The overall scene is a typical night game setting.

The local demographic and spending profiles suggest family demographics that place priorities on valuable consumer products.

To learn more about the 2022 Retail Gap Analysis findings visit yourvoicelloyd.ca/retailgap.



- NORTH INDUSTRIAL
- POWER CENTRES
- LLOYD MALL
- DOWNTOWN
- GOLD HORSE CASINO
- NEIGHBOURHOOD
- CO-OP MARKET
- AUTO CLUSTER

RETAIL AND COMMERCIAL ACTIVITY IN LLOYDMINSTER PRIMARILY TAKES PLACE IN EIGHT NODES.

Many of which are located along intersections of highways 16 and 17 and another which is surrounded by neighbourhood-scale commercial opportunities.

The City of Lloydminster works closely with the following real estate brokers:

MUSGRAVE AGENCIES
ROYAL LEPAGE



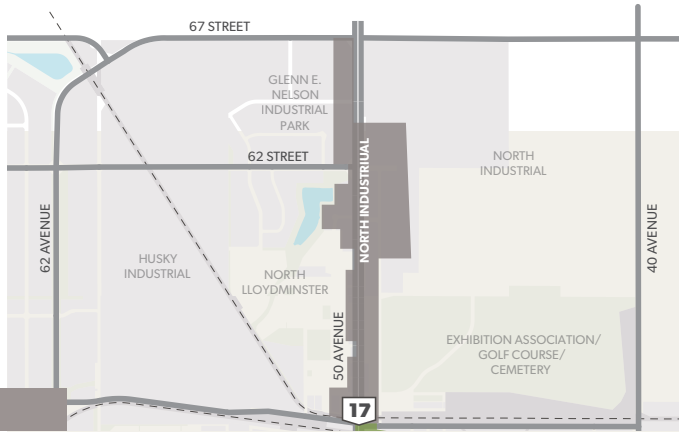
CENTURY 21.



**COLDWELL BANKER
CITY SIDE REALTY**







NORTH INDUSTRIAL



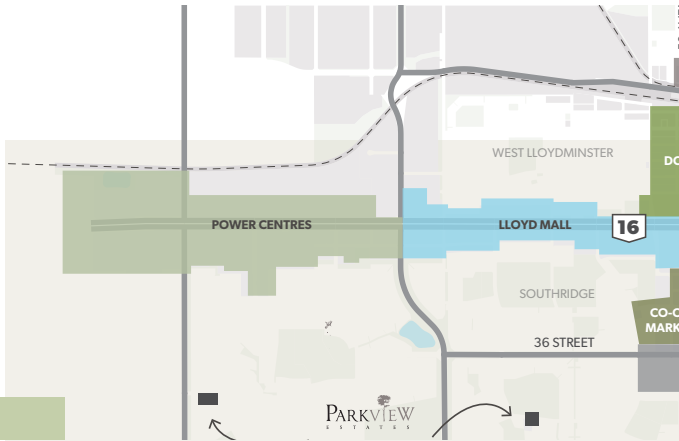
North Industrial contains approximately seven quarter sections of undeveloped land surrounded by industrial, commercial, recreational and institutional uses. This area holds opportunities for businesses of all sizes.

In 2022, the City of Lloydminster finalized the Northeast Area Structure Plan, designating a strategically positioned node with high visibility along Highway 17. This area was envisioned as an extension of the existing commercial strip that had already taken shape.

Looking ahead to 2024, the upcoming completion of the neighbourhood structure plan is poised to streamline and facilitate new development opportunities in this thriving zone. This forward-looking plan not only ensures the efficient utilization of the designated space but also opens avenues for fresh and innovative developments, thereby contributing to the continued growth and economic vibrancy of the area.







POWER CENTRES

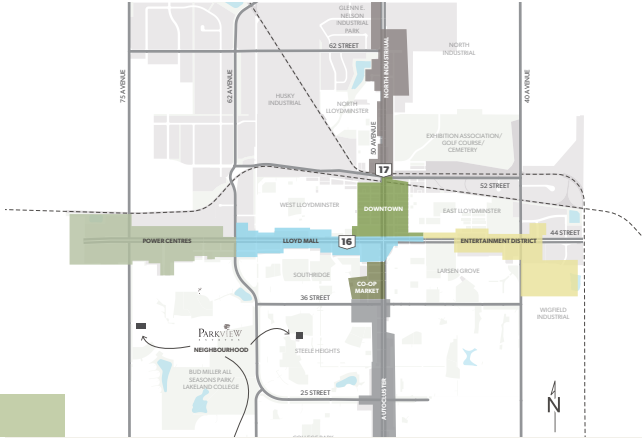
As the city's strongest retail node, the Power Centres straddle Highway 16 and are home to many large box stores. With the recent opening of an enhanced Canadian Tire, it is expected to continue being a popular area for mostly branded and new-to-market retailers.

In terms of future demand over the next decade, this area is expected to continue as a dominate node and could accommodate between 200,000 sq. ft. (based on varying degrees of market share) and approximately 15 acres of land. Current development within the Power Centre includes on-site services for growth.



BRENTWOOD COMMONS

Located on 43.5-acres on the southwest corner of 75th Avenue and 44th Street (Highway 16), Phase 1 consists of 20 acres anchored by a 100,000-square-foot Home Depot, SportChek, Winners, Best Buy and Shoppers Drug Mart. Phase 2, constructed in 2014-2015, consists of an additional 20 acres and is anchored by new to the market retailers such as Mark's, HomeSense, PetSmart, Michaels and Dollar Tree. Furthermore, Phase 3 consists of 3.5 acres of additional highway-fronting retail, anchored by a brand new Canadian Tire, with future plans to introduce several national retailers into the Lloydminster market.



LOCAL DEVELOPERS



MUSGRAVE AGENCIES

Musgrave Agencies is a proud local family owned and operated company. With endless commercial, industrial and residential options, their motto for over 40 years has been 'if we can't find it, we will build it.' They are founded on solid principles of excellence and innovation. They maintain an active real estate and land development company with experience in Alberta, British Columbia, Manitoba and Saskatchewan. They live, work and play in the communities they build.





DEV 2

Located on the east and west sides of a high traffic feeder route (70 Avenue), this 75,000 sq. ft. location includes commercial, retail and professional space. This location is adjacent to three Power Centres anchored by Walmart, Staples, Sobey's, Best Buy, SportChek, Home Depot, Winners and Shoppers Drug Mart.



LAND DIVISION

Lloydminster Land Division is the cornerstone of the city's growth strategy, actively engaging with developers and fostering economic development. With a clear mission to deliver timely information and services, the division attracts, secures, and retains business investments. This commitment, combined with Lloydminster's strategic advantages, creates a compelling proposition for investors exploring commercial, residential, or industrial projects. Serving as a reliable partner, the Lloydminster Land Division is not just a facilitator of development but a catalyst for transformation, leveraging the city's strengths for continued growth and prosperity.



Lloyd Mall





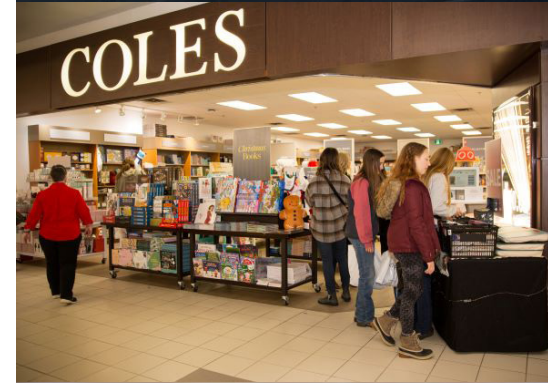
LLOYD MALL



Within the Lloyd Mall node is several retail and development locations. Ranging from strip malls anchored by furniture stores, hotels, clothing, healthcare offices and restaurants. This location offers a central location fronted by Highway 16 and Highway 17 access.

Trioest

LloydMall has a gross leasable area of 240,000 sq. ft. offering a variety of fashion and service retailers which is anchored by Safeway, Shoppers Drug Mart, Urban Planet, public library and Dollarama. As Lloydminster's only multi-business indoor shopping mall, this location is popularly visited thanks to the convenient and central location.





olive & birch

H & B

All items available for pickup

MONDAY - FRIDAY 9:30 - 5:30
SATURDAY 10:00 - 5:00
CLOSED SUNDAYS

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DOWNTOWN

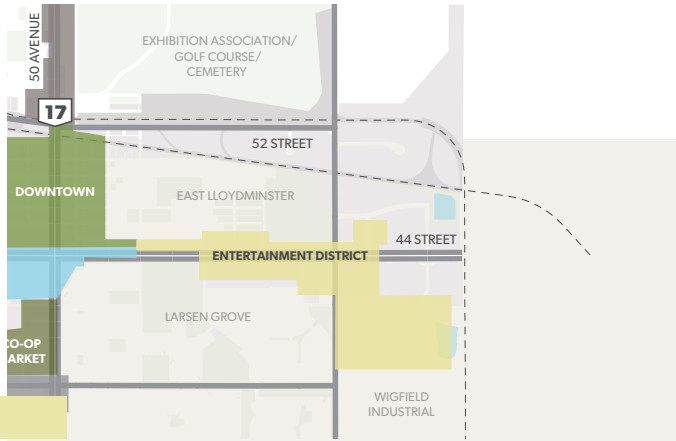


With the recent adoption of the Downtown Area Redevelopment Plan and the promotion of mixed-use development and storefront improvement programs, downtown is an ideal location for up-and-coming opportunities. With renewed investment in Lloydminster's downtown, there is potential to create a destination for local, regional, and travelling audiences for all their unique retail needs and desires.

Explore the distinctive retail and dining scene in downtown Lloydminster, showcasing locally-founded establishments. Anchored by prominent names like East Market Noodle House, CIBC, Royal Bank, City Furniture, Hot Peppers Clothing Store, Cliff Rose for Clothes, Factory Sports, and Olive and Birch, the area offers a unique blend of services. Join our diverse and dynamic downtown community to experience the vibrant offerings of these homegrown businesses.







ENTERTAINMENT DISTRICT



Gold Horse Casino opened on December 20, 2018. The Border Tribal Council is Gold Horse Casino's development partner, which comprises six Member Nations – Little Pine First Nation, Lucky Man First Nation, Poundmaker Cree Nation, Canoe Lake First Nation, Beardy's & Okemasis First Nation and Pelican Lake First Nation. This casino features 33,750 square feet of space with a bar and grill, deli, and event centre. With over 250 of your favourite slots, popular live games, and some awe-inspiring electronic table games, it will surely be a great destination experience.

cenovus Hub ENERGY

The City of Lloydminster is developing a new event facility. This location will act as a hub for recreation and leisure activities for residents and visitors.

Facility Plans

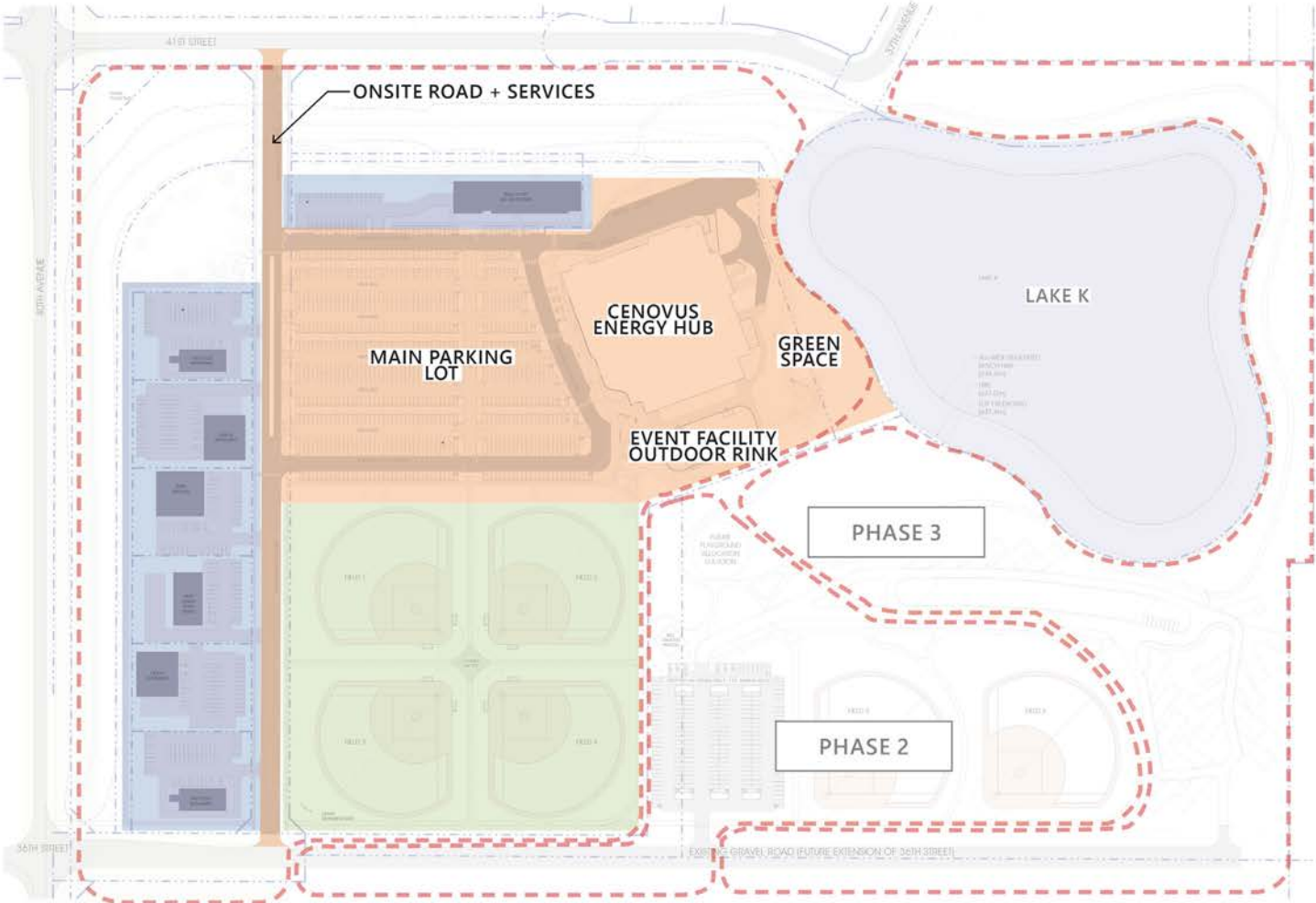
The design phase of the facility has concluded. The drawings for Cenovus Energy Hub include key features such as:

- a primary arena with seating for 2,500, expandable up to 4,500 with floor seats
- a second full-size indoor ice surface with permanent seating capacity of 500
- a third outdoor ice surface, directly adjacent to the building

Entertainment District

The site location includes:

- walking trails
- 6 slo-pitch diamonds
- outdoor park pavilion
- 35+ powered camp stalls
- 6 commercial retail units
- 1 hotel



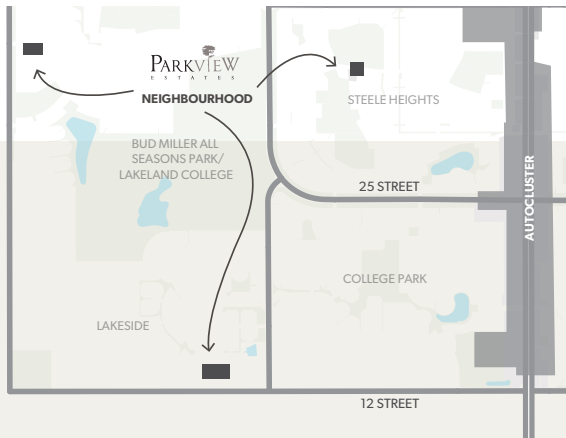
ELEVATE, CAPTIVATE, AND THRIVE!

Unlock unparalleled potential in the city's hottest locale – our latest commercial real estate listings offer more than space; they offer a front-row seat to the future of entertainment-driven business growth. Secure your spot in the limelight today!

- Fully serviced lots
- 1 hotel site
- 6 - 1-acre CRUs

Transform your vision into reality - where commerce meets culture in the heart of the entertainment district. Your success story starts here.





NEIGHBOURHOOD



LAKESIDE

With its stunning views of the picturesque Bud Miller All Seasons Park, Lakeside captures a unique opportunity to incorporate this 200-acre all-season park into the design's fabric. Whether it is ice hockey or a kayak ride on Bud Miller Lake, or a walk, bike ride, or cross-country ski on the many trails, Lakeside offers all-season activities for every member of the family. Featuring six water feature ponds, Residents enjoy a vast park and pathway system that winds along the waterfront and through the trees, connecting the residents to the natural beauty that surrounds them.



COLLEGE PARK

Located in the heart of Lloydminster's south end, our College Park neighbourhood focuses on the ability to live, work, and play, all without ever leaving your neighbourhood. College Park, a classic family neighbourhood, offers the largest variety of housing opportunities within the City of Lloydminster. From our "Smart Start" program to our adult communities, we have focused on the needs of the ever-growing and changing family. We have carefully designed this neighbourhood to allow the starter family to move-up as their needs change without leaving the comfort of their own neighbourhood.



WALLACEFIELD

Designed with the young family in mind, our Wallacefield neighbourhood integrates large open parks, various sports facilities, and bike trails. The trail system links to Lloydminster's recreation hub, the Servus Sports Centre, and our 18th Street Crossing commercial development.



PARKVIEW ESTATES

Where community and comfort intersect. This thoughtfully designed subdivision embodies a perfect blend of modern convenience and natural tranquility, offering residents a unique place to call home.

The community features various meticulously crafted residences, each reflecting contemporary architectural styles. Parkview Estates caters to various lifestyle preferences from cozy family homes to spacious townhouses.



AURORA

Discover the allure of Aurora, an exceptional residential subdivision that redefines contemporary living. Thoughtfully curated, Aurora exemplifies a vision of modernity, comfort, and community, creating an idyllic haven for residents.

Adding to the appeal in Spring 2024, Aurora is introducing a new playground and community gathering spot, enriching the community's lifestyle. Inviting residents to explore and unwind in their oasis within the city.



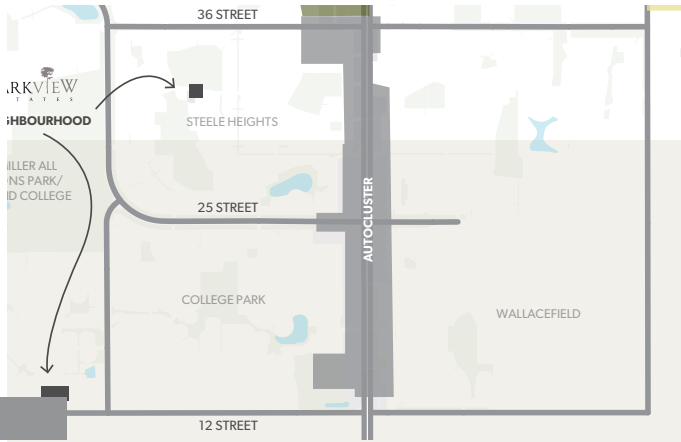


CO-OP MARKET

Anchored by the locally owned and operated Lloydminster & District Co-op, this area is home to many small footprint leasing opportunities and retail strips with Highway 17 facing locations. Located within this district are Windsor Plywood, Grindin Gears Bikes n' Boards, fitness studios, esthetic and healthcare clinics and restaurants.







AUTOCLUSTER



Surrounding Highway 17 South, the Autocluster Node supports a variety of businesses. Ranging from machine shops, 4th Meridian Brewery, engineering firms, Servus Sports Centre, flooring and home esthetic centres, Home Hardware Building Centre and most notably, Toyota, Buick/GMC, Chrysler, Chevrolet, Ford, Nissan and Honda dealerships. These businesses are located with easy and frequent access to the main roadway which is frequented by local and visiting patrons.





Triovest



CENTURY 21.



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