



GROW WITH US

# YOUR INVESTMENT

IN LLOYDMINSTER

ALBERTA | SASKATCHEWAN





Lloydminster, uniquely located on the Alberta-Saskatchewan border, offers an unparalleled advantage for business development. With access to dual provincial support, the city provides businesses with the opportunity to seamlessly tap into both markets, making it an ideal location for growth and expansion.

*We acknowledge that the City of Lloydminster is located on Treaty 6 Territory which encompasses the traditional lands of the Métis, Dene Suliné, Cree, Nakota Sioux and Saulteaux peoples. We are all treaty people.*

GROWTH RATE

1.98% y/y

POP.

32,200

SERVICE &  
TRADE AREA

182,000

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



AVERAGE  
RESIDENT AGE

34-36

AVERAGE  
HOUSE PRICE

\$308,968

AVERAGE ECONOMIC  
HOUSEHOLD INCOME

PRIMARY MARKET

\$129,450

SECONDARY MARKET

\$84,900

RETAIL SPACE

2.6 million sq. ft.

BUSINESS TAX

\$0

PST exemption\*

WITHIN CITY LIMITS

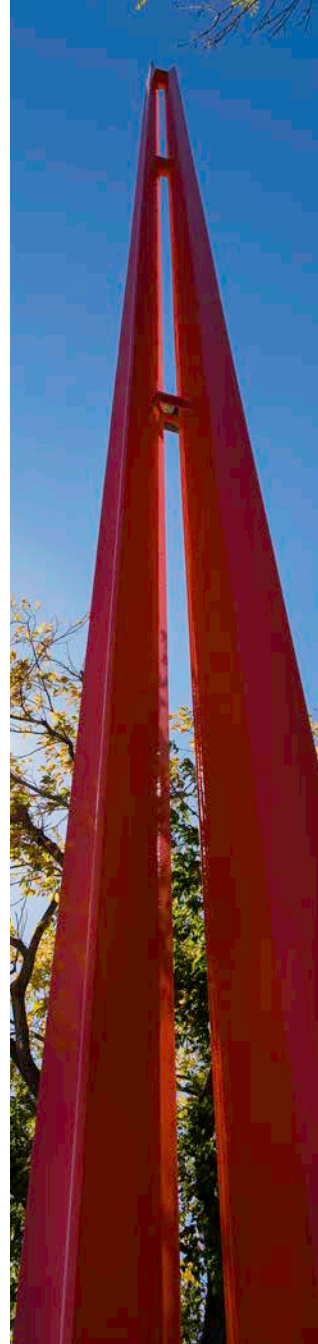
\*As a bi-provincial community, Lloydminster is PST-exempt  
within municipal boundaries with few exceptions.

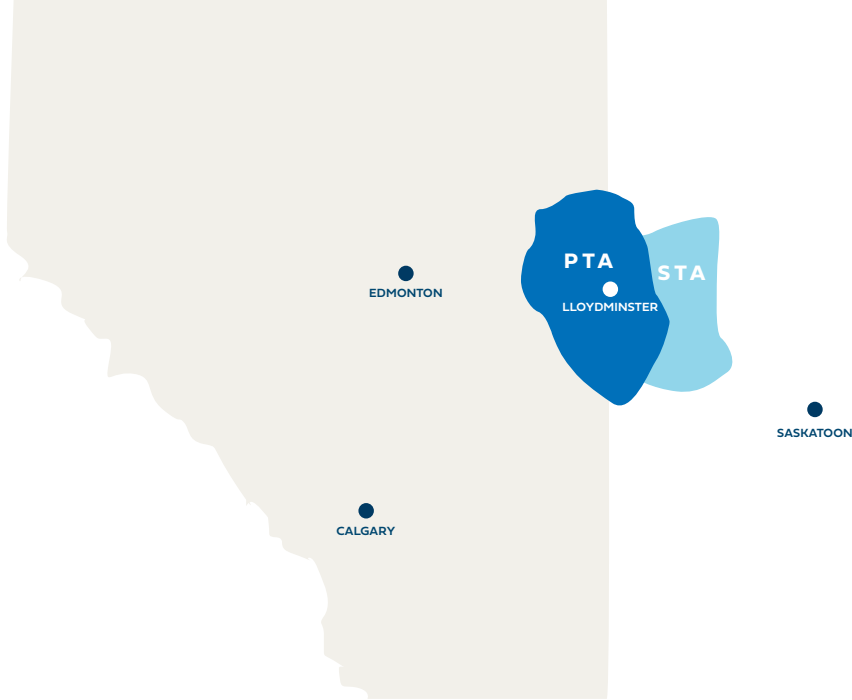
**RETAIL SALES**

\$1.6 billion

AVERAGE RETAIL  
SALES PRODUCTIVITY

\$333/sq. ft.





# RETAIL TRADE AREA

## OPPORTUNITIES IN LLOYDMINSTER

Lloydminster's strategic location near major urban centers and established transportation routes makes it a natural hub for retail opportunities. The city serves two key trade areas, with the majority of consumers originating from the Primary Trade Area (PTA), spanning a 30-minute reach to a two-hour drive northwest and southwest.

As a service center for nearby communities like Cold Lake, Innisfree, Macklin, and Maidstone, Lloydminster benefits from a steady flow of regional consumers. Local demographics, focused on families, prioritize spending on valuable consumer products, creating strong opportunities for retail growth.

Discover more insights in the 2022 Retail Gap Analysis Findings at [yourvoicelloyd.ca/retailgap](https://yourvoicelloyd.ca/retailgap).

### PRIMARY TRADE AREA (PTA)

130,000

### SECONDARY TRADE AREA (STA)

52,000

### TOTAL AGGREGATE SPENDING (PTA)

\$1.6 billion

\*excluding health care, and auto



# DYNAMIC URBAN HUB

## INVEST IN LLOYDMINSTER

As the largest economic center between Saskatoon and Edmonton, Lloydminster stands out as a thriving regional hub, offering exceptional opportunities for shopping, recreation, and culture. This vibrant city combines urban convenience with a welcoming community atmosphere, making it an ideal place to live, work, and grow.



## PARKS & RECREATION HIGHLIGHTS

Lloydminster takes pride in enhancing the quality of life with diverse recreational and cultural amenities. From the expansive **Bud Miller All Seasons Park**, offering year-round activities like walking trails, cross-country skiing, and a spray park, to the state-of-the-art **Cenovus Energy Hub** (opening Winter 2025), the city is a haven for outdoor enthusiasts and event-goers. Sports lovers will enjoy the **Servus Sports Centre**, with its ice rinks, fitness facilities, and indoor tracks, while arts and culture thrive at the **Vic Juba Community Theatre** and **Lloydminster Museum and Archives**, featuring performances, exhibits, and creative programming. Golfers can test their skills at the **Lloydminster Golf & Curling Club**, a premier 18-hole championship course, or practice year-round at **Let's Golf**, an indoor golf simulator.

## OUTDOOR ADVENTURES & URBAN APPEAL

Lloydminster's vibrant outdoor scene includes over 35 parks filled with bike trails, paved paths, and playgrounds, making it easy to enjoy the city's natural beauty. Public art installations add charm, while spaces like **Bud Miller All Seasons Park** provide the perfect backdrop for picnics and family outings. Combined with dynamic urban amenities, family-friendly spaces, and rich cultural offerings, Lloydminster is more than just a city—it's a community designed for living, exploring, and thriving. Discover why it's the perfect place to invest, grow, and call home.



- NORTH INDUSTRIAL
- LLOYD MALL
- ENTERTAINMENT DISTRICT
- CO-OP MARKET
- POWER CENTRES
- DOWNTOWN
- NEIGHBOURHOOD
- 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:



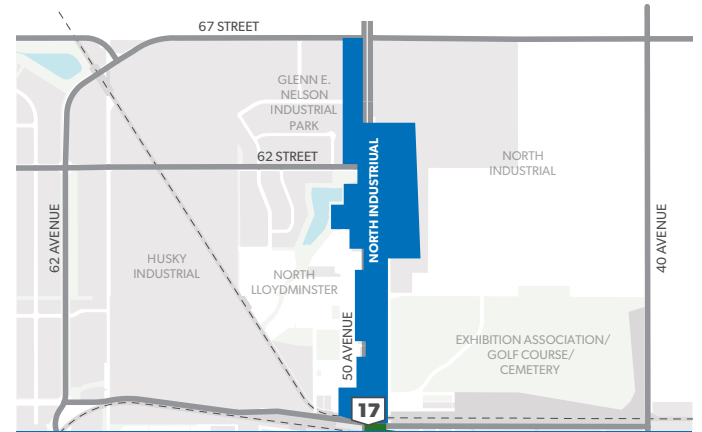
**CENTURY 21.**



**COLDWELL BANKER CITY SIDE REALTY**







# NORTH INDUSTRIAL







# INVEST IN LLOYDMINSTER A GROWING INDUSTRIAL HUB

Lloydminster is poised to solidify its position as a strategic industrial and distribution hub, offering a unique opportunity to capitalize on its strengths in energy and oil services, agriculture and agri-tech, and logistics and warehousing. This dynamic combination, known as the Lloydminster Factor, positions the city as an ideal destination for business growth and innovation.

## **WHY LLOYDMINSTER?**

**STRATEGIC LOCATION:** With access to key transportation routes, including the TransCanada Yellowhead Highway and Highway 17, Lloydminster offers exceptional connectivity for logistics and distribution operations.

**OPPORTUNITIES AMID SHORTAGES:** As Edmonton experiences a shortage of industrial warehousing, Lloydminster presents itself as a viable alternative to meet these demands.

**EXISTING INFRASTRUCTURE:** Facilities such as the Cenovus Production Warehouse, Pinnacle Distribution, and Wesco Distribution Canada demonstrate the city's capacity to support industrial activities.

## **UNLOCKING OPPORTUNITIES**

With robust planning and a clear vision for growth, Lloydminster is ready to attract industrial warehousing and distribution businesses. Be part of the Lloydminster Factor—a city defined by its strength in energy, agriculture, and logistics. Lloydminster's strategic location, supportive infrastructure, and innovative spirit make it the perfect destination for businesses looking to expand or relocate. Invest in Lloydminster and join the momentum driving its economic success!



# POWER CENTRES



# CENTRALLY LOCATED

Located midway between Edmonton and Saskatoon on the Trans-Canada Highway, Lloydminster's Power Centre is the city's leading commercial hub. Covering 140 acres, it currently offers over 450,000 sq. ft. of retail space, with an additional 140,000 sq. ft. under development featuring prime highway frontage and direct access. Serving a trade area of 180,000 people, it stands as the premier retail destination in the region.

## **WEST AND EAST 70 STATION – A FORT PITT DEVELOPMENT**

Located within the Power Centre District, West and East 70 Station provides 75,000 sq. ft. of prime commercial, retail, and professional space. Surrounded by high-traffic destinations like Wal-Mart, Canadian Tire, Sobeys, and Best Buy, the area attracts approximately 35,000 vehicles daily, offering unmatched visibility for businesses.

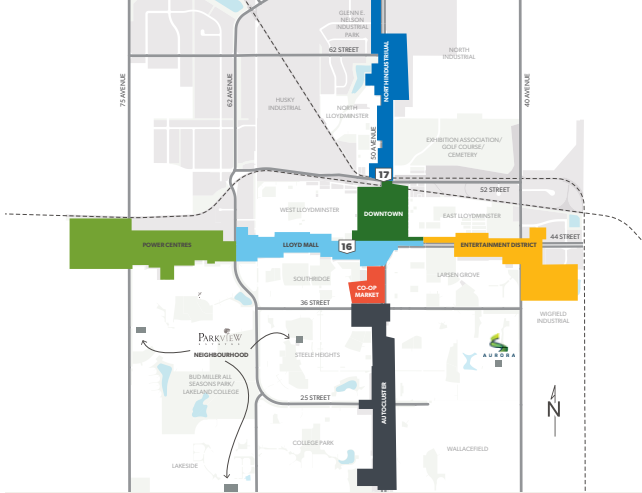
With modern design, high-quality finishes, ample parking, and proximity to residential areas, schools, services, and restaurants, West and East 70 Station is a vibrant and accessible location for businesses, their staff, and customers.

## **BRENTWOOD COMMONS – FORUM PROPERTIES**

This premier retail destination covers 43.5 acres at the southwest corner of 75th Avenue and 44th Street (Highway 16):

- Phase 1 spans 20 acres and is anchored by Home Depot, SportChek, Winners, Best Buy, and Shoppers Drug Mart.
- Phase 2, completed in 2014-2015, added another 20 acres, welcoming retailers such as Mark's, HomeSense, PetSmart, Michaels, and Dollar Tree.
- Phase 3 features 3.5 acres of highway-fronting retail anchored by a newly opened Canadian Tire, with plans underway to introduce additional national retailers to the Lloydminster market.





## MUSGRAVE AGENCIES

"If we can't find it, we will build it" has been our motto for over 40 years. Musgrave Development specializes in building communities. Proud to be building your community, our team manages the full scope of real estate development: from acquiring the raw land to community planning to construction and development. We are part of the solution from residential neighbourhoods, industrial developments, retail developments, adult communities, vacation properties, and hospitality. Concept to completion, we create communities where people live, work, and vacation.

# LOCAL DEVELOPERS





## 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.



## 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, Sobeys, Best Buy, SportChek, Home Depot, Winners and Shoppers Drug Mart.







# LLOYD MALL





# VIBRANT RETAIL HUB

The Lloyd Mall node represents a vibrant hub of retail and development opportunities, strategically positioned to leverage the high traffic from Highway 16 and Highway 17. This diverse area features an array of establishments, from strip malls anchored by furniture stores to welcoming hotels, fashionable clothing outlets, healthcare offices, and a variety of restaurants.

## LLOYD MALL

Discover the vibrant Lloyd Mall, boasting an impressive 240,000 sq. ft. of dynamic retail space! As the only multi-business indoor mall in the area, it is anchored by popular stores like Safeway, Shoppers Drug Mart, Urban Planet, the public library, and Dollarama. With a fantastic array of fashion and service retailers, shoppers can explore a thrilling mix of options, ensuring there's something for everyone! Its prime, centrally located position makes it one of the go-to spots for shopping. And the excitement doesn't stop there! In 2024, get ready to indulge your sweet tooth at Purdy's Chocolatier and refresh your wardrobe with trendy styles from Bluenotes! Don't miss out on the opportunities in Lloyd Mall.







# RENEWED INVESTMENT

The renewed investment in Lloydminster's downtown is the start of advancing investment opportunities. The completion of Phase 1 of the revitalization of Lloydminster's downtown marks an exciting opportunity for new investors, signaling a renewed commitment to the area's growth. With this pivotal milestone it marks the opportunity for new investors.

The modernized underground infrastructure, improved roadway travel, expanded parking lane widths and revitalized streetscapes create a welcoming environment.

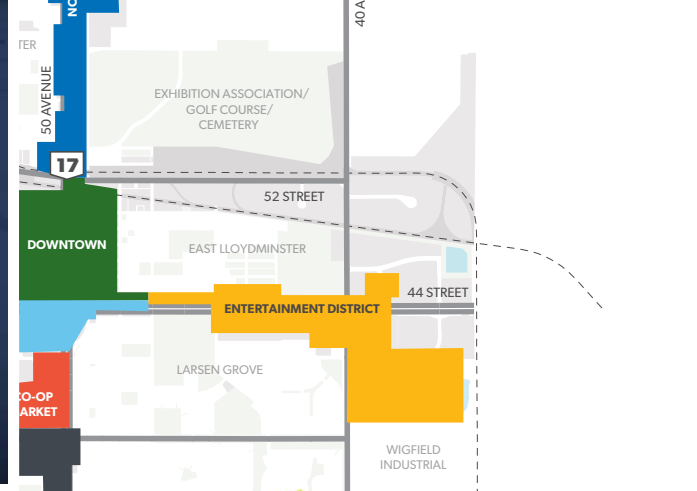
The enhancements include wider sidewalks and increased outdoor business frontage, offering more public seating and beautiful landscaping filled with trees and foliage. Improved street lighting ensures safety and visibility, making the downtown area inviting and secure for everyone.

The Downtown Area Redevelopment Plan promotes mixed-use development and storefront improvements, generating a prime location for new ventures and opportunities. With these substantial investments already in place, the potential is immense to cultivate a bustling destination that draws local, regional, and visiting audiences seeking unique shopping experiences.

Explore the vibrant retail and dining scene in downtown Lloydminster, showcasing an array of locally-founded businesses. The area is anchored by notable establishments such as East Market Noodle House, CIBC, Royal Bank, City Furniture, Hot Peppers Clothing Store, Cliff Rose for Clothes, and Factory Sports. We invite you to join our thriving downtown community and immerse yourself

in the dynamic offerings of these homegrown businesses while discovering the exciting potential that lies ahead.





# ENTERTAINMENT DISTRICT





# PRIME COMMERCIAL LAND FOR SALE

Seize the opportunity to establish your business in one of Lloydminster's most dynamic and growing areas. Positioned along the highly visible 40 Avenue corridor, these commercial parcels are perfectly located south of the Gold Horse Casino and adjacent to the Cenovus Energy Hub, the city's newest premier destination.

## PROPERTY HIGHLIGHTS

**6 COMMERCIAL PARCELS:** Sizes range from 1.01 to 1.17 acres, offering flexibility for various developments.

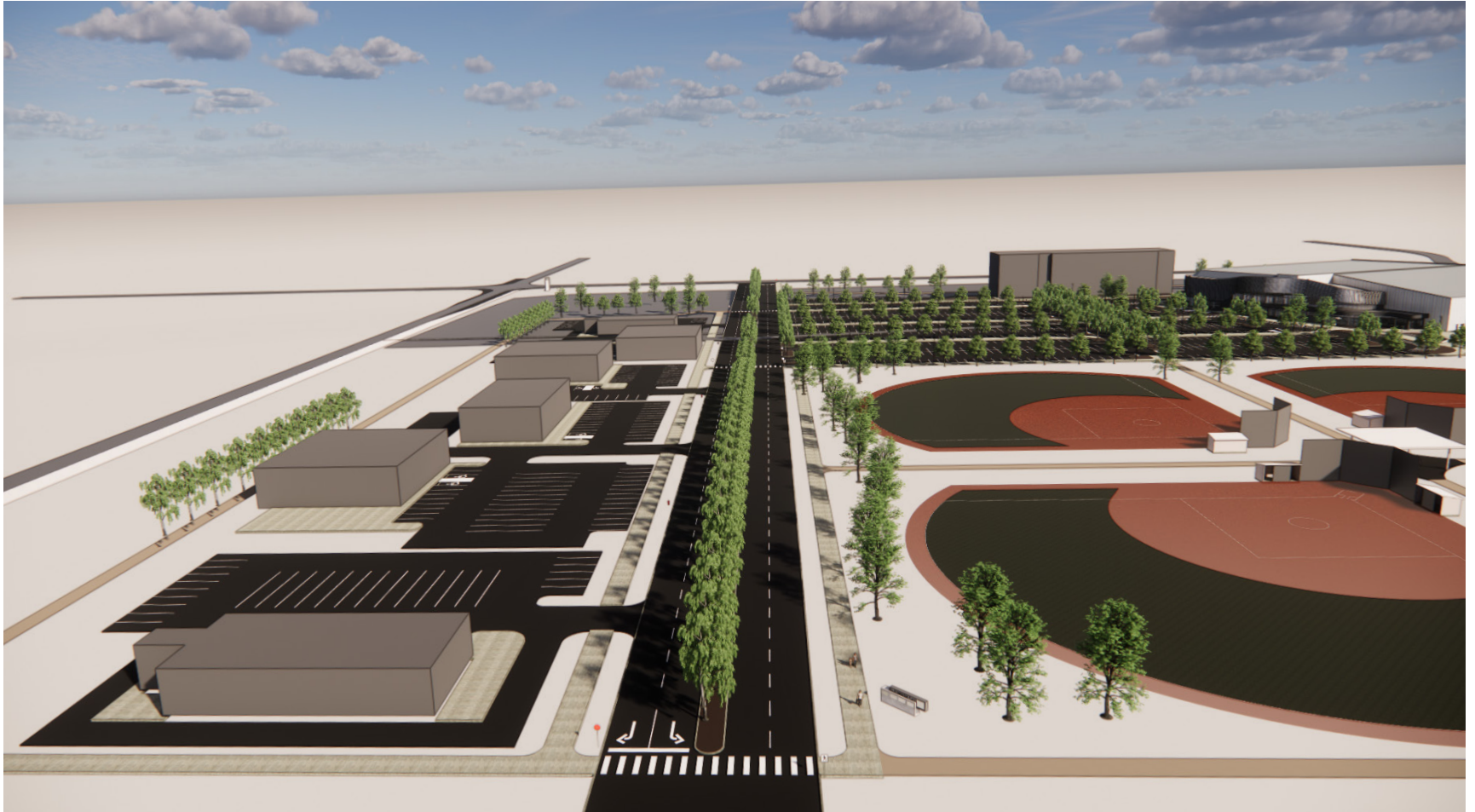
**DEDICATED HOTEL SITE:** An ideal location next to the Cenovus Energy Hub, providing excellent potential for hospitality ventures.

**UNMATCHED VISIBILITY:** Located on a key thoroughfare in a vibrant district.

**PROXIMITY TO KEY ATTRACTIONS:** Benefit from a high-traffic location in a bustling entertainment district by the Cenovus Energy Hub and the Gold Horse Casino.

**CONNECTED COMMUNITY:** Integrated pathways seamlessly link residents and visitors to commercial retail spaces, the entertainment district, and surrounding areas.

This unique offering combines exceptional visibility with connectivity to Lloydminster's key attractions and residential areas. Don't miss your chance to invest in the future of the city's entertainment and lifestyle hub.





# CENOVUS ENERGY HUB

## A SPACE FOR EVERYONE

Cenovus Energy Hub will become the year-round beating heart of entertainment in Lloydminster by redefining recreation, entertainment and the arts in our vibrant region.

The Cenovus Energy Hub embodies inclusivity and accessibility, creating a welcoming environment for all community members. Designed with input from accessibility experts, the facility ensures that everyone, including sledge hockey players, can enjoy and thrive within its spaces.

### KEY FEATURES OF THE FACILITY INCLUDE:

- Boards with vision panels at seated eye level
- Extra-deep bench areas for smooth transitions
- Removable benches for game flexibility
- Barrier-free access to event arenas and community spaces
- Ice-level seating with wide corridors and ramps
- Elevated viewing platforms with easy access
- Barrier-free washrooms
- Telescopic rails for customized seating arrangements

The Cenovus Energy Hub is more than a building—it's a place to celebrate diversity, foster connection, and ensure everyone feels included. Together, we're building a community hub where everyone can come together and thrive.





## 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.



## 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.

# NEIGHBOURHOOD

HOUSING GROWTH

2.1%





### **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.



### **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.



### **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.





# CO-OP MARKET



# VIBRANT AREA

Discover the vibrant area anchored by the locally owned Lloydminster & District Co-op, offering a wealth of small footprint leasing opportunities and retail strips with prime visibility on Highway 17. This dynamic district is home to popular businesses like Windsor Plywood, Grindin' Gears Bikes n' Boards, Pure Vibe Fitness Studios, and a variety of esthetic and healthcare clinics, alongside enticing restaurants. Join this thriving community and take advantage of its excellent location and diverse offerings!







# AUTOCLUSTER







# SUPPORTING A VARIETY OF BUSINESSES

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.

New developments in 2024 in the Autocluster Node are New Lloydminster Nissan, Southview Liquor and Spirits by Discover the vibrant Autocluster Node along Highway 17 South, a thriving hub that offers a diverse range of businesses to meet your needs. From innovative machine shops and the popular 4th Meridian Brewery to reputable engineering firms, sports facilities like the Servus Sports Centre, and essential home improvement suppliers, this area has it all. Not to mention, it's home to a impressive lineup of automotive dealerships, including Toyota, Buick/GMC, Chrysler, Chevrolet, Ford, Nissan, and Honda.

Exciting new developments that opened in 2024, include New Lloydminster Nissan, Southview Liquor and Spirits by Co-op, and the highly anticipated Southview Co-op Car Wash. The car wash is equipped with state-of-the-art features, including a wand wash, automatic wash, and even a pet wash – perfect for keeping your vehicles (and furry friends!) looking their best.

Situated with great accessibility to the main roadway, the Autocluster Node is not just a place to shop; it's a destination for local residents and visitors alike. Come and experience the convenience, variety, and quality that make this area a standout choice for all your business and leisure needs!

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