



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, uniquely located on the Alberta-Saskatchewan border, offers an unparalleled advantage for business development. With access to dual provincial support, this community provides businesses the opportunity to seamlessly tap into diverse 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.

GROWTH RATE

1.98% y/y

POP.

33,000

SERVICE & TRADE AREA

188,254

AVERAGE  
RESIDENT AGE

34-36

AVERAGE  
HOUSE PRICE

\$295,654

AVERAGE ECONOMIC  
HOUSEHOLD INCOME

PRIMARY MARKET

\$117,446

SECONDARY MARKET

\$98,827

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

\$2.23 billion

AVERAGE RETAIL  
SALES PRODUCTIVITY

\$341/sq. ft.



# RETAIL TRADE AREA



## OPPORTUNITIES IN LLOYDMINSTER

Lloydminster's strategic location near major urban centers and established transportation routes make 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 such as Cold Lake, Vermillion, Wainwright 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](http://yourvoicelloyd.ca/retailgap).

### PRIMARY TRADE AREA (PTA)

136,500

### SECONDARY TRADE AREA (STA)

52,000

### TOTAL AGGREGATE SPENDING (PTA)

\$1.76 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

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 such as walking trails, cross-country skiing and the community's largest spray park, to the newly opened state-of-the-art **Cenovus Energy Hub**, the city is a haven for outdoor enthusiasts and event-goers. Sports lovers will enjoy the **Servus Sports Centre**, with its ice surfaces, fitness facilities and indoor tracks, while arts and culture enthusiasts will 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**, one of the many community-based indoor golf simulator facilities.

## 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 such as **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.

# COMMERCIAL & INDUSTRIAL NODES



Lloydminster's diverse urban landscape is structured around several specialized commercial and industrial nodes, each designed to serve distinct business, retail and community needs. From industrial operations and big-box retail to entertainment, hospitality and neighbourhood services, these nodes collectively support the city's economic growth, enhance accessibility and create vibrant destinations for residents and regional visitors alike.

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



CENTURY 21



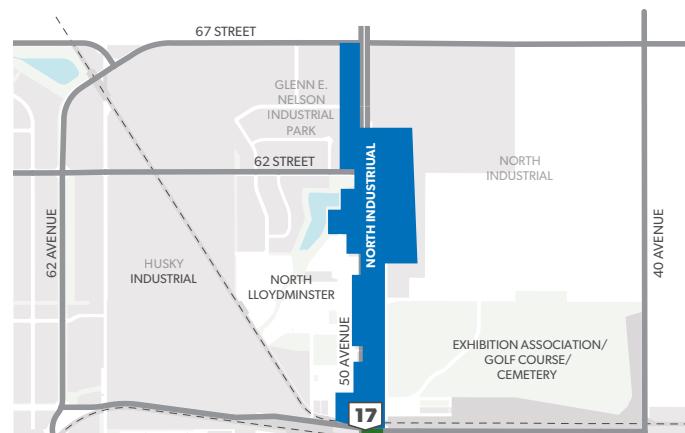
COLDWELL BANKER  
CITY SIDE REALTY

- NORTH INDUSTRIAL
- POWER CENTRES
- LLOYD MALL
- DOWNTOWN
- ENTERTAINMENT DISTRICT
- CO-OP MARKETPLACE
- AUTOCLUSTER
- LAKESIDE GATEWAY





The city's primary industrial hub, offering fully serviced lots and strategic access for manufacturing, logistics and distribution businesses. This dynamic area encourages long-term business growth and collaboration within Lloydminster's expanding industrial sector.



## NORTH INDUSTRIAL NODE



# INVEST IN LLOYDMINSTER A GROWING INDUSTRIAL HUB

Lloydminster is positioned as a strategic industrial and distribution hub, offering a unique opportunity to capitalize on the many strengths in the energy and oil services, agriculture and agri-tech, and logistics and warehousing sectors. 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 (Highway 16) and the bi-provincial Highway 17, Lloydminster offers exceptional connectivity for logistics and distribution operations.

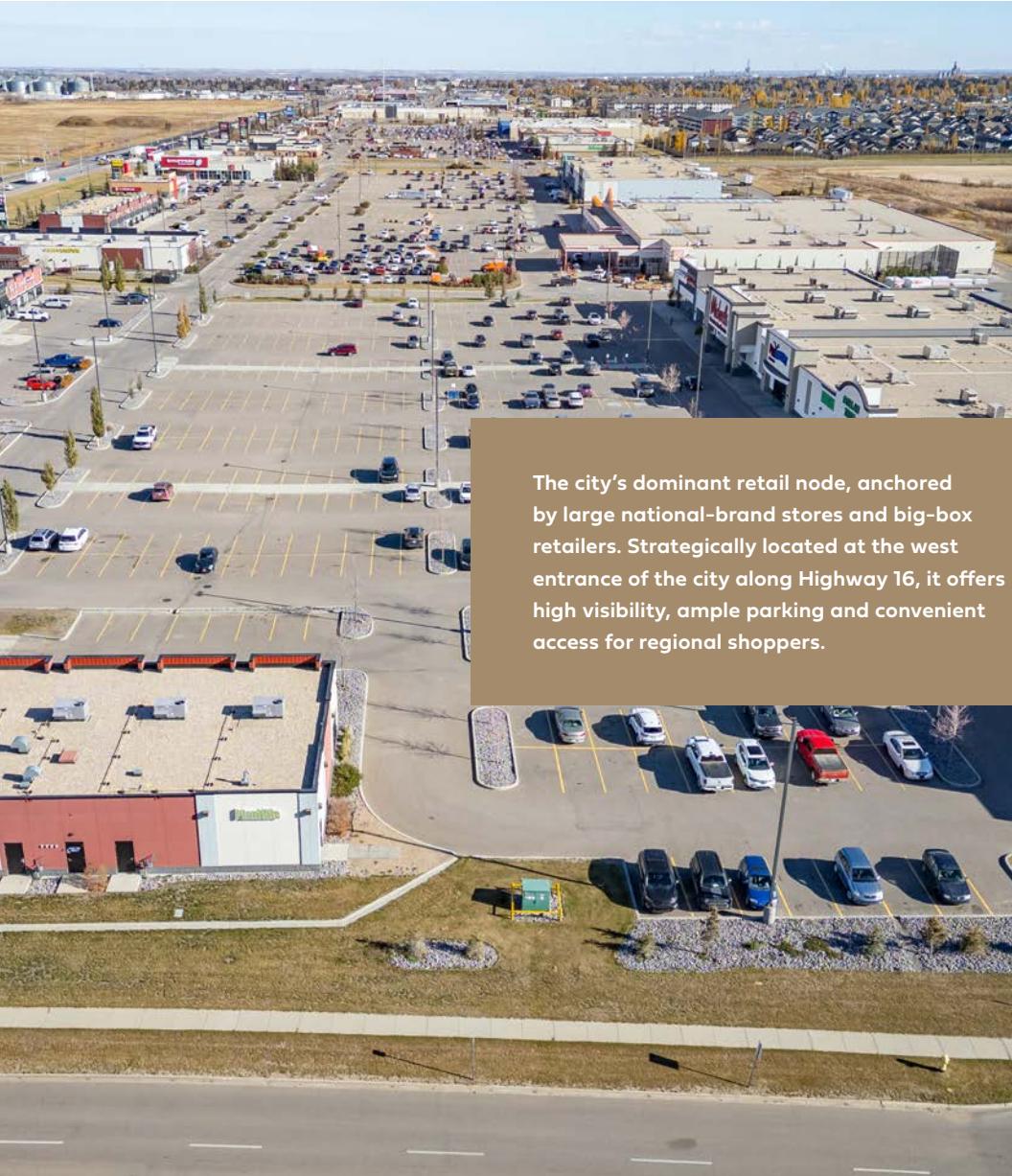
**OPPORTUNITIES AMID SHORTAGES:** As surrounding communities continue to experience challenges with available industrial warehousing, Lloydminster continues to present itself as a viable alternative for market demand.

**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!

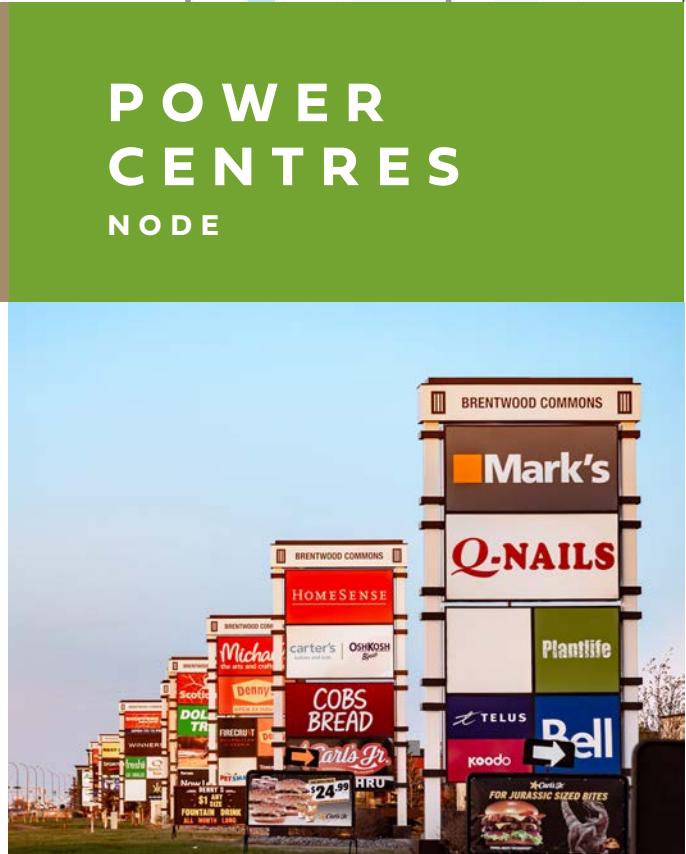




The city's dominant retail node, anchored by large national-brand stores and big-box retailers. Strategically located at the west entrance of the city along Highway 16, it offers high visibility, ample parking and convenient access for regional shoppers.



## POWER CENTRES NODE



# CENTRALLY LOCATED

Located on the west boundary of the community, along the Trans-Canada Highway, Lloydminster's Power Centre Node is the city's leading commercial hub which offers prime exposure to visitors. Covering 140 acres, it currently offers nearly 590,000 sq. ft. of retail space with prime highway frontage and direct customer access. Serving a trade area of 188,250 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 Node, West and East 70 Station provides 75,000 sq. ft. of prime commercial, retail and professional space. Surrounded by high-traffic destinations such as Wal-Mart, Canadian Tire, Sobeys, The Brick, Old Navy 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 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):

- District One spans across 20 acres and is anchored by Home Depot, SportChek, Winners, Best Buy and Shoppers Drug Mart.
- District Two, completed in 2014-2015, added another 20 acres, welcoming retailers such as Mark's, HomeSense, PetSmart, Michaels and Dollar Tree.
- District Three features 3.5 acres of highway-fronting retail space, became anchored by Canadian Tire in 2023. This area includes plans to introduce additional national retailers to the Lloydminster market.



## LOCAL DEVELOPERS



### MUSGRAVE AGENCIES

For over 40 years, Musgrave Agencies has specialized in building communities, with the motto of "if we can't find it, we will build it". Musgraves is a proud community leader when it comes to residential and commercial development. Their team manages the full scope of real estate development; from acquiring the raw land to community planning to construction and development. Musgrave Agencies contributes to solutions across residential neighbourhoods, industrial and residential developments, communities, vacation properties and hospitality. Concept to completion, they create communities where people live, work and vacation.



## 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, they attract, secure and retain 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, 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

The Dev 2 team members bring their own gifts and expertise to the table, collectively contributing to community's success. With a combined group experience of over 20 years in development knowledge, their hard work and commitment have been instrumental in achieving goals and driving innovation for Lloydminster.





A complete region of the community which provides a traditional mall experience with multiple retail units under one roof, and conveniently located amongst several locally founded and nationally developed organizations. It serves as a hub for convenience, fashion, specialty retail, services and community activity.



## LLOYD MALL NODE



# VIBRANT R E T A I L H U B

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 locally founded restaurants.

## LloydMall

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 such as Safeway, Shoppers Drug Mart, Urban Planet, the public library and Dollarama. With a fantastic array of fashion and service retailers, shoppers can explore a diverse mix of options, ensuring there's something for everyone! Its prime, centrally located position makes it one of the go-to spots for shopping.





Functions as the cultural, commercial and social heart of the city, featuring a pedestrian-friendly, mixed-use environment with retail, professional offices, dining and local-oriented businesses. Recently updated streetscapes, sidewalks, parking and lighting create a welcoming environment that supports independent and locally-owned businesses.



## DOWNTOWN NODE



# 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. In 2025, the City of Lloydminster received the Saskatchewan Economic Development Alliance's Chairperson's Award for the notable improvements and enhancements of the region.

The recent enhancements include renewed underground infrastructure, improved roadway travel systems, including bump outs, expanded parking lane widths and revitalized streetscapes create a welcoming environment. The area's well lit and wide sidewalks allow for elevated street exposure, enriched public seating and modernized landscaping with trees and foliage.

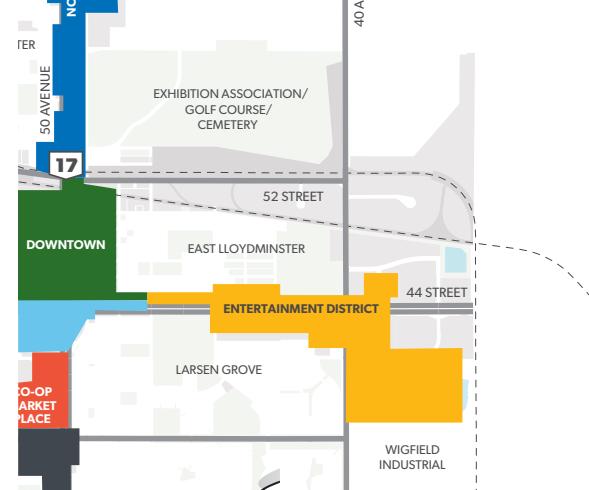
Explore the vibrant retail and dining scene in Downtown Lloydminster, showcasing an array of locally-founded businesses. The area is anchored by notable establishments such as East Market Noodle House, Royal Bank of Canada (RBC), City Furniture, Integrated Therapies and Performance, Assure Occupational Testing, Hot Peppers Clothing Store, Cliff Rose for Clothes and Factory Sports Excellence.

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.

Join our thriving downtown community and immerse yourself in the dynamic offerings of these homegrown businesses while discovering the exciting potential that lies ahead.



The region's premier entertainment district, creating space for sports, events, dining and hospitality services through a natural mix of retail services and recreational opportunities.



## ENTERTAINMENT DISTRICT NODE



# 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 40th 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 event destination.



## PROPERTY HIGHLIGHTS

**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 and Gold Horse Casino, 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.



# CENOVUS ENERGY HUB

## A SPACE FOR EVERYONE

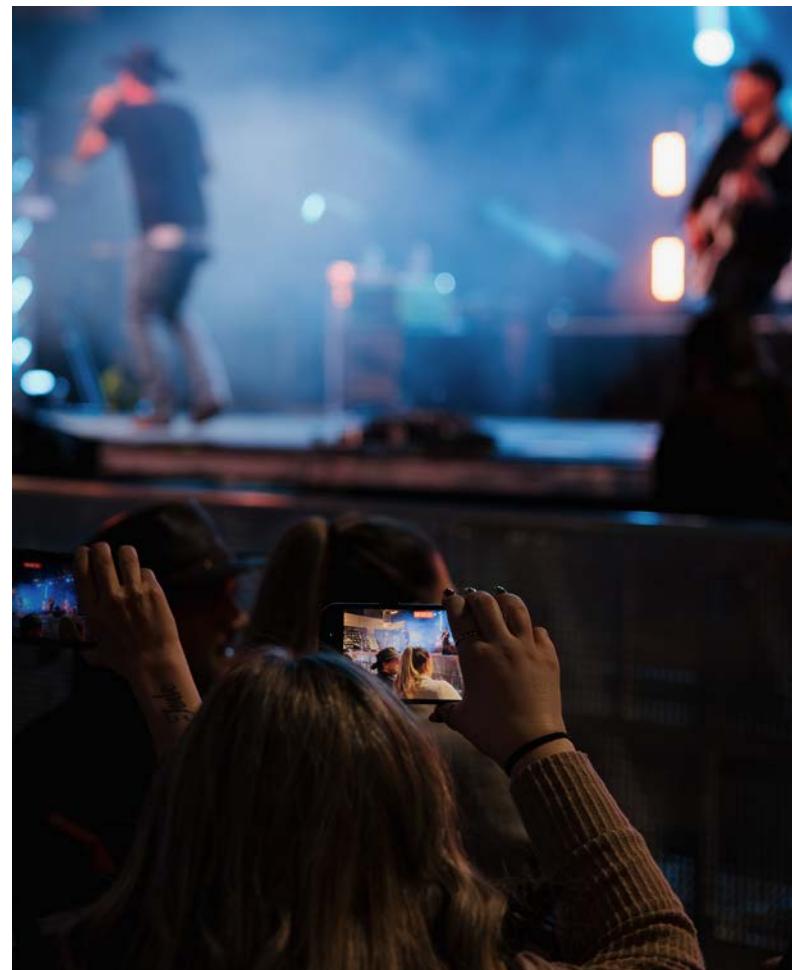
Cenovus Energy Hub has become the year-round beating heart of entertainment in Lloydminster by redefining recreation, entertainment and the arts in our vibrant region.

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 for accessible visibility
- 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.





Focuses on grocery, convenience and essential retail, catering primarily to local residents while also attracting shoppers from surrounding areas. Complementary services such as dining, banking and wellness support a one-stop shopping experience.



## CO-OP MARKETPLACE NODE



# 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, Let's Golf, European Gastronomy, 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!





A specialized cluster of automotive-related businesses, including car dealerships, parts and accessories, service providers and RV/motorsports. Designed to accommodate large floor-space needs and high vehicle traffic, this area serves both local and regional customers seeking sales, service and support.



## AUTOCLUSTER NODE



# SUPPORTING A VARIETY OF BUSINESSES

Surrounding Highway 17 South, the Autocluster Node supports a variety of businesses. Ranging from machine shops, 4th Meridian Brewing Co., engineering firms, Servus Sports Centre, flooring and home esthetic centres, Home Hardware Building Centre and most notably, Toyota, Buick/GMC, Chrysler/Dodge/Jeep/Ram, Chevrolet, Ford, Nissan and Honda dealerships.

Recently, the Autocluster Node welcomed the Southview Co-op building, which supports the community through the integration of a new car and pet wash, liquor and spirits retail store and events venue. Discover the vibrant Autocluster Node along Highway 17 South, a thriving hub that offers a diverse range of businesses to meet your needs.

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!



Serves localized residential areas with small-scale convenience retail, personal services, and potentially small offices, designed for accessibility and community integration. Future development may include a major big-box anchor to further support the local catchment.



## LAKESIDE GATEWAY NODE



# LAKESIDE GATEWAY: A CONNECTIVE LIVE-WORK-PLAY COMMUNITY

The Lakeside Gateway Project by Musgrave Agencies is designed as a major community anchor that brings people, services and businesses together in one connected place. There will be more than forty local, regional and national businesses investing in this area throughout the project phases, creating jobs and strengthening Lloydminster's economy. Making it easier for residents to shop, dine and access what they need without leaving the city.

Complementing the commercial core, Lakeside Gateway also includes thoughtfully planned residential development that allows people to live within the same walkable district where they work, shop and gather and by linking directly into Bud Miller Park and an extensive trail and park system this development encourages walkability, outdoor activity and will become a natural gathering space for the community. This blend of housing and services supports a true live-work-play environment, encouraging long-term community growth and daily convenience.





# NEIGHBOURHOODS

HOUSING GROWTH  
2.1%



## AURORA

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

Adding to the appeal in Spring 2024, Aurora introduced a new playground, splash park 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 the Smart Start Program, to the welcoming adult living communities, College Park has been carefully and strategically designed to engage residents in all stages of life while remaining accessible to the needs and wants of daily lifestyles.



## 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, 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, the Wallacefield neighbourhood integrates large open parks, various sports facilities, and bike trails. The trail system links to Lloydminster's up and coming Entertainment District, the Servus Sports Centre, and 18th Street Crossing commercial development.





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L l o y d m i n s t e r . c a / E c D e v

