



Prime retail space available!

- Anchored by Walmart, Sobeys, Staples and other national retailers, which add to the regional draw
- 2,846 sf & 5,800 sf (Summer 2026) retail bays available (8,646 sf of contiguous space), immediately adjacent to Old Navy
- Cornerstone Lloydminster offers outstanding exposure along Highway 16, with an average of 26,784 vehicles per day (City of Lloydminster)
- Total trade area is estimated at 130,000 - 150,000 people (City of Lloydminster)
- Be part of the community's premier Power Centre in the heart of the retail corridor

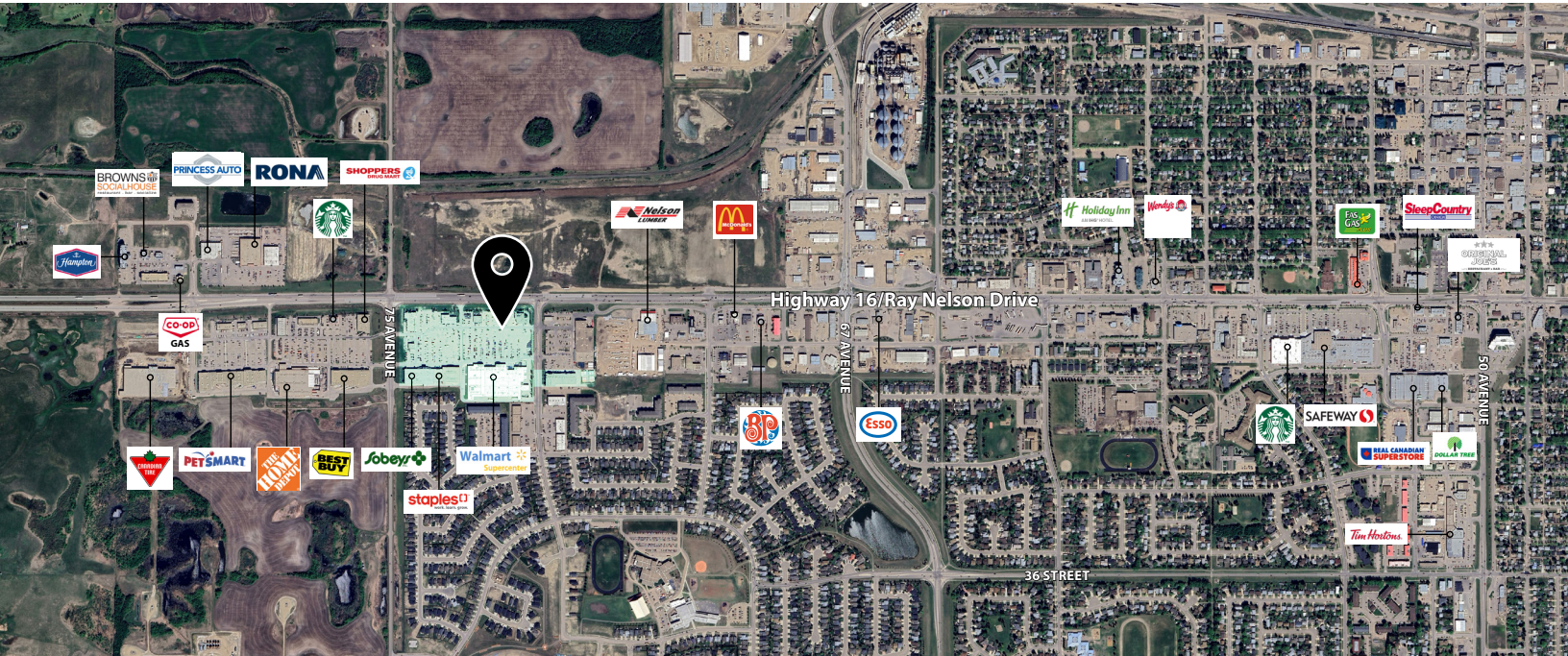
CHATTERS Now open!
HAIR | BEAUTY | SALON

Get more information

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Growing community



Abundance of neighbourhood amenities



34,232

Population (within 5 km 2024)



\$114,962

Average Household Income (within 5 km 2024)

PROPERTY DESCRIPTION

Lloydminster is one of the fastest growing communities in Canada, with an average of 3.45% growth from 2019 to 2024. The Retail Trade industry is the third largest industry in Lloydminster, second to Oil & Gas and Wholesale Trade, respectively. With a population of approximately 34,000, a majority of residents are above the national median income. Lloydminster boasts a major trade area extending west towards Edmonton and east towards Saskatoon with the total area estimated at 130,000 - 150,000 people.

ECONOMIC POWERHOUSE & CONNECTED

Lloydminster is recognized as a long lasting economic powerhouse with strong ties to both the petroleum and agricultural sectors with a workforce of approximately 70,000 people within an hour's commute. Located on the TransCanada Yellowhead Highway (16) and the Alberta / Saskatchewan border, Lloydminster is well connected to its neighbouring Cities / Provinces. The Lloydminster Airport is capable of landing a Boeing 737-200 and has WestJet as a regular service provider. Lloydminster is one of only five communities in Alberta with access to both CN and CP Rail.

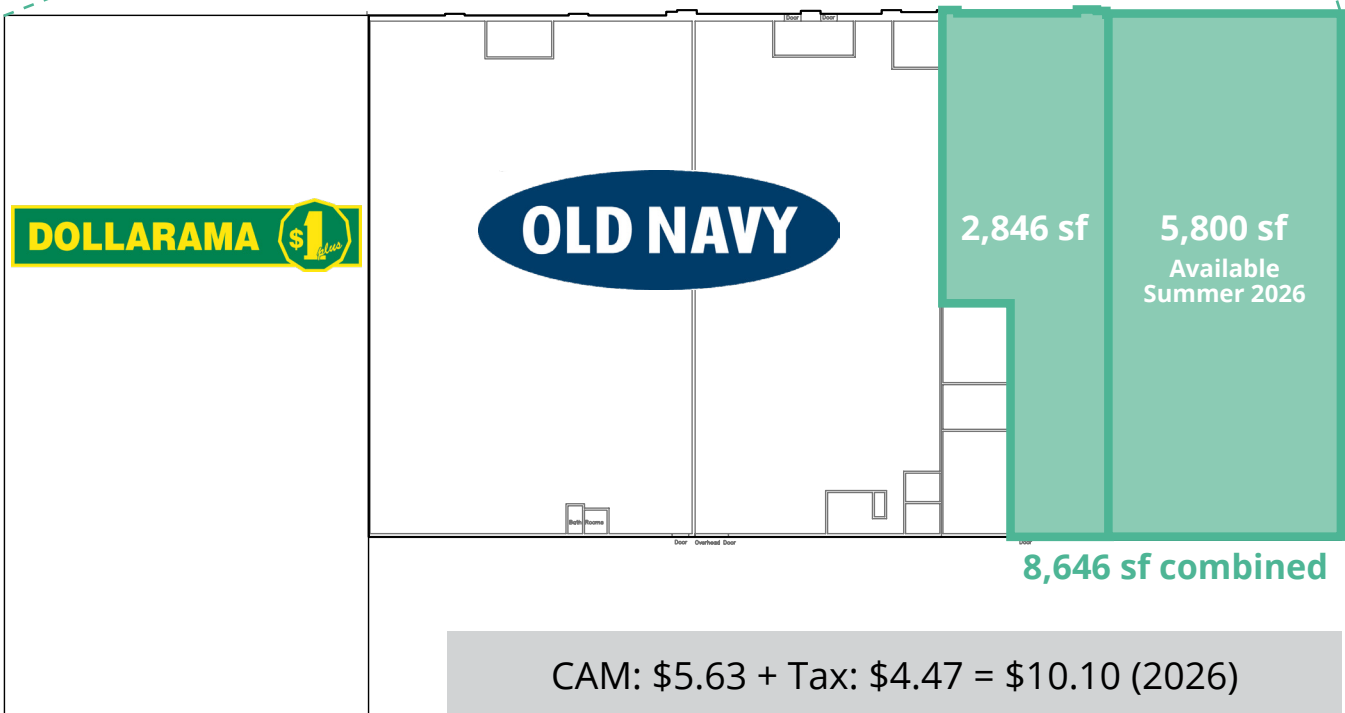


Retail For Lease

75th Avenue & Highway 16
Lloydminster, AB

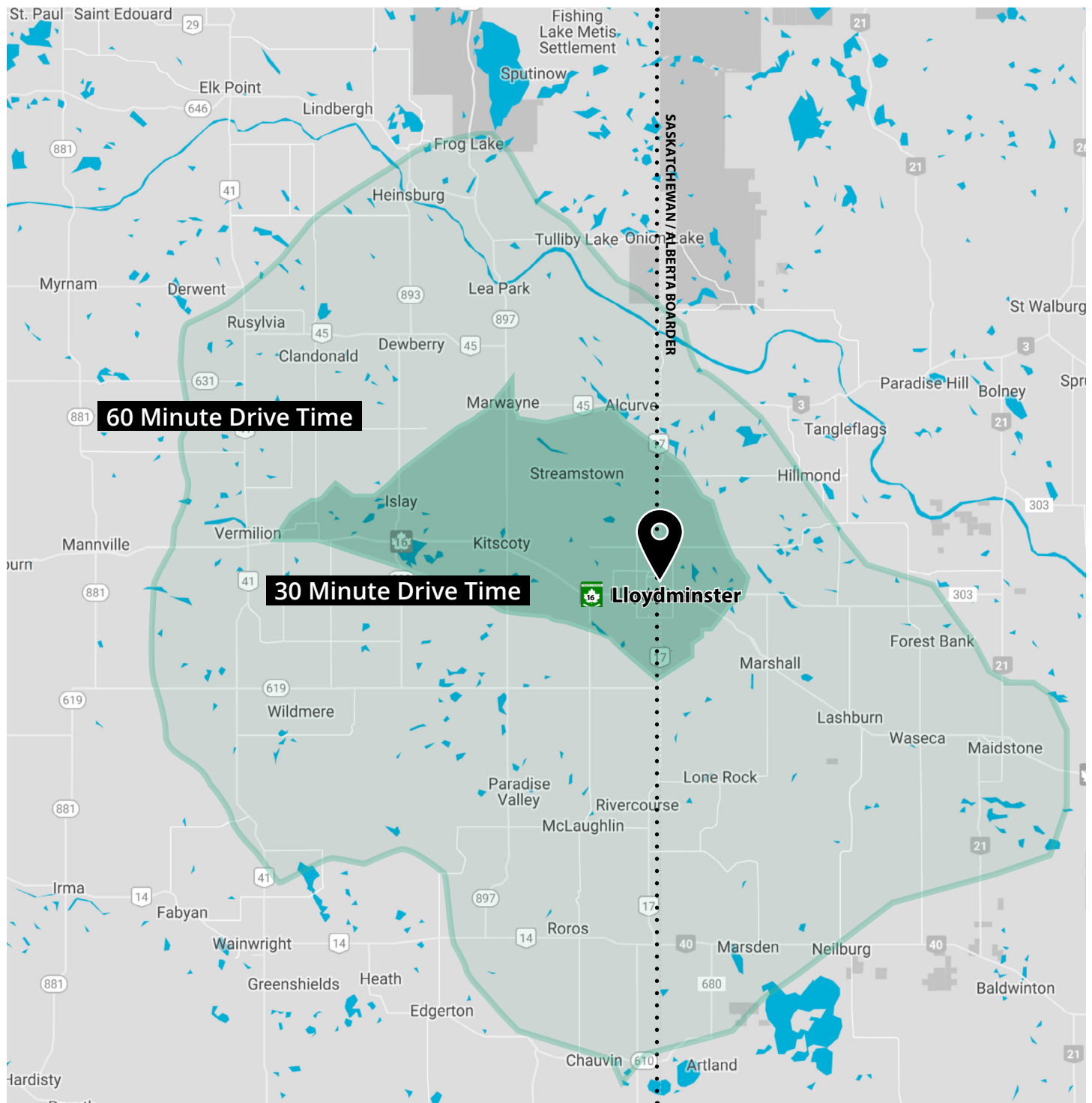
SITE PLAN

Available: Up to 8,646 sf



Retail For Lease

75th Avenue & Highway 16, Lloydminster, AB



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