

FOR LEASE

75th Avenue & Highway 16
Lloydminster, AB



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 (February 1, 2027) 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 27,497 vehicles per day (City of Lloydminster, 2025)



Total trade area is estimated at 182,000 people (City of Lloydminster, 2024)



Be part of the community's premier Power Centre in the heart of the retail corridor

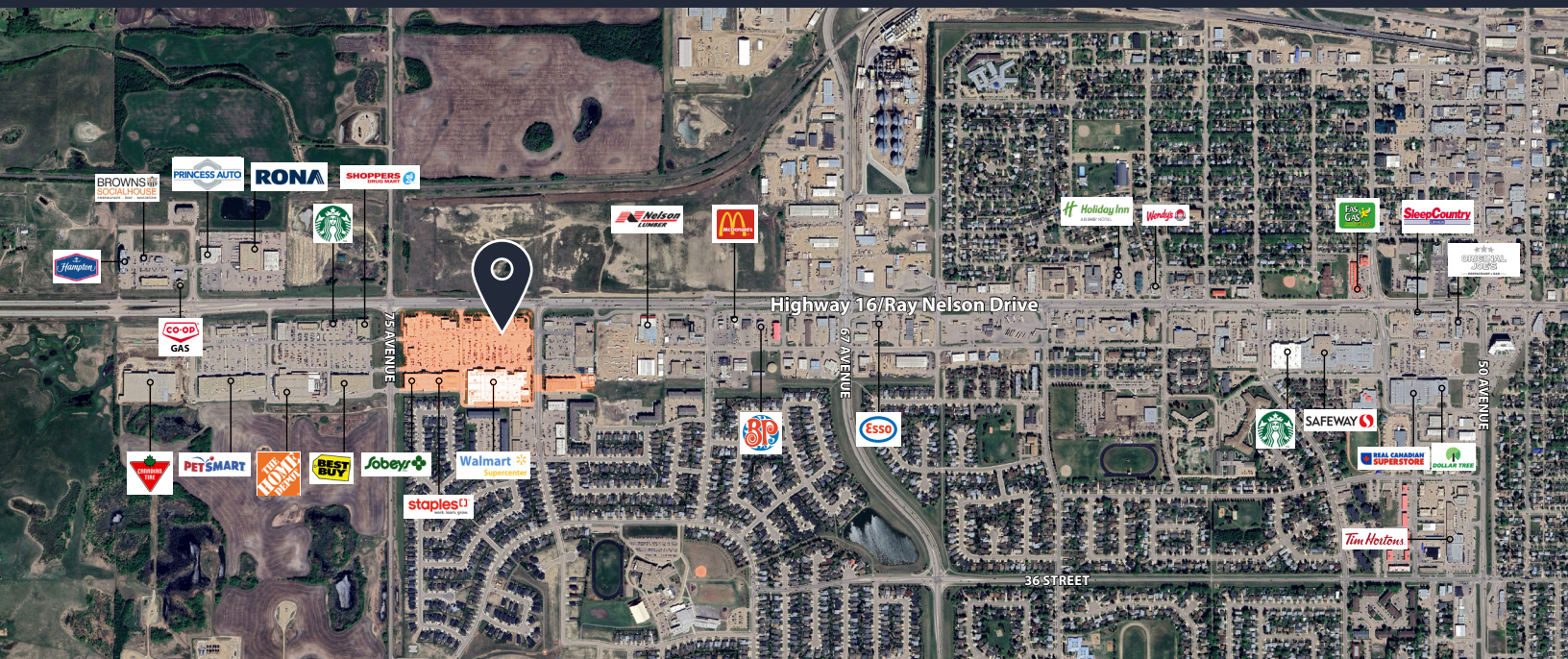
Get more information

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RETAIL FOR LEASE



Growing community



Abundance of neighbourhood amenities



32,980

Population (within 5 km 2025)



\$114,380

Average Household Income (within 5 km 2025)

Source: Sitewise



PROPERTY DESCRIPTION

Lloydminster is one of the fastest growing communities in Canada, with an average of 4.7% growth from 2020 to 2025. The Retail Trade industry is the third largest industry in Lloydminster, second to Oil & Gas and Wholesale Trade, respectively. With a population of approximately 38,226, 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 182,000 people.

Source: Sitewise, City of Lloydminster, 2024 & 2025

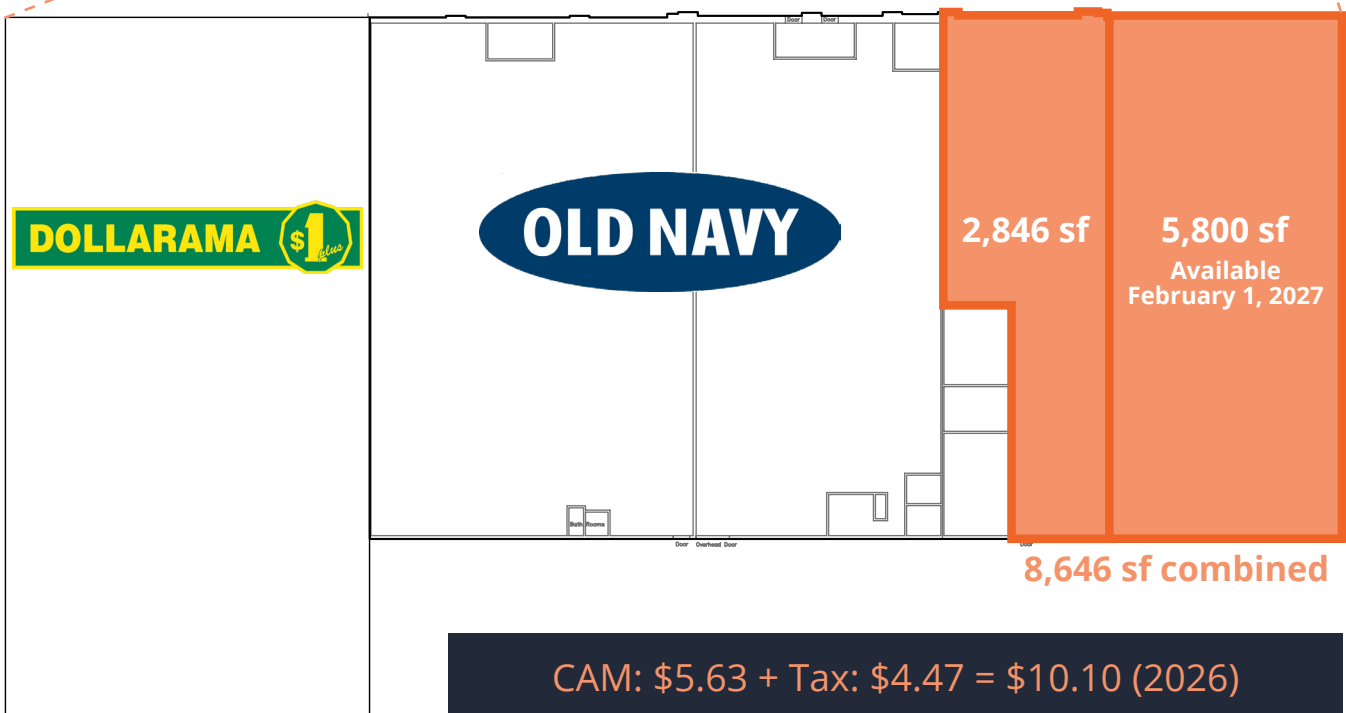
ECONOMIC POWERHOUSE & CONNECTED

Lloydminster is recognized as an economic powerhouse with strong ties to both the petroleum and agricultural sectors with a workforce of approximately 63,000 people within an hour's commute. Located on the TransCanada Yellowhead Highway (16) and the Alberta / Saskatchewan border, Lloydminster is a regional hub to many communities in all directions. 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.

Source: Sitewise, City of Lloydminster, 2025

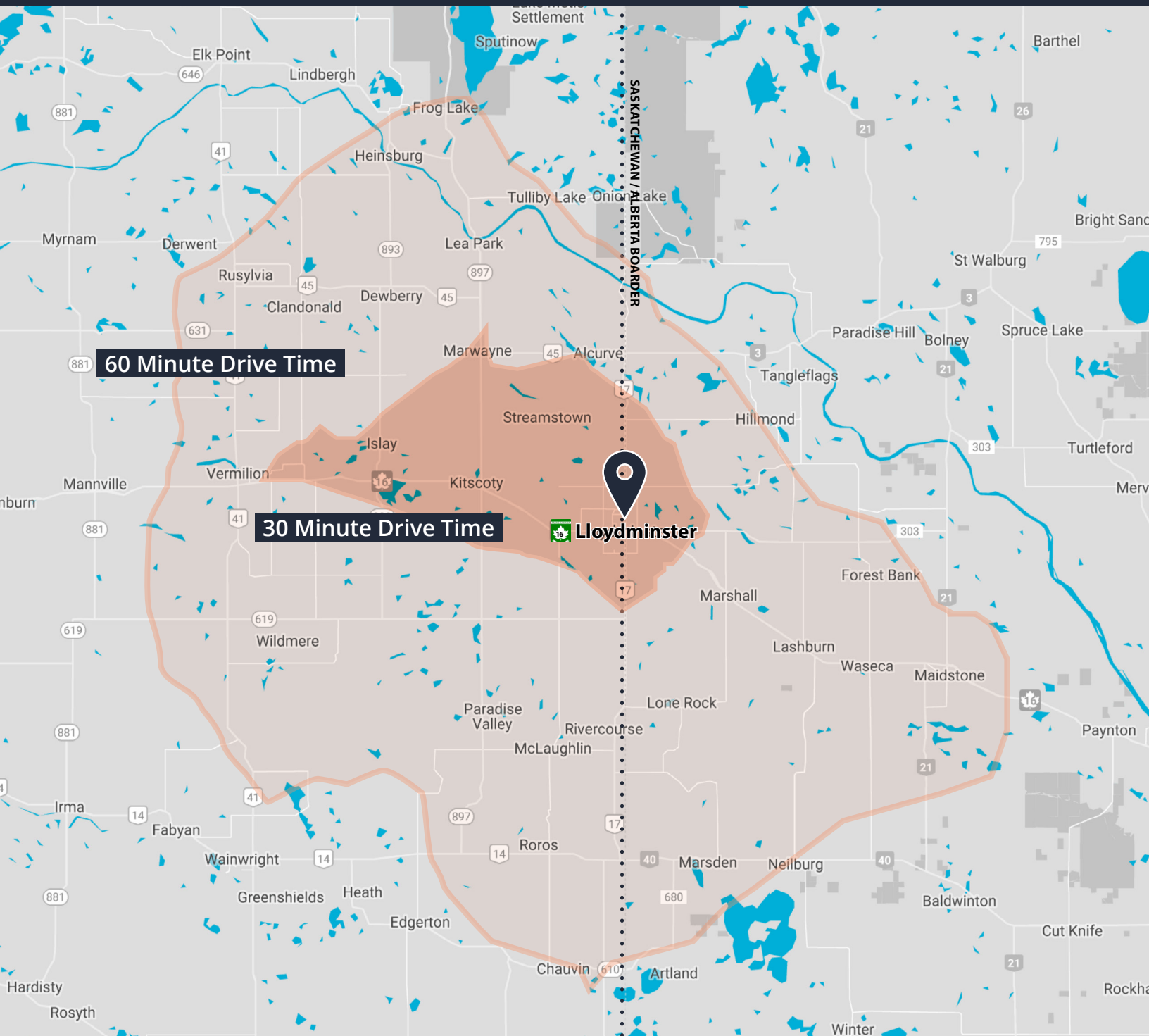
SITE PLAN

Available: Up to 8,646 sf



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