






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 (August 1, 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 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

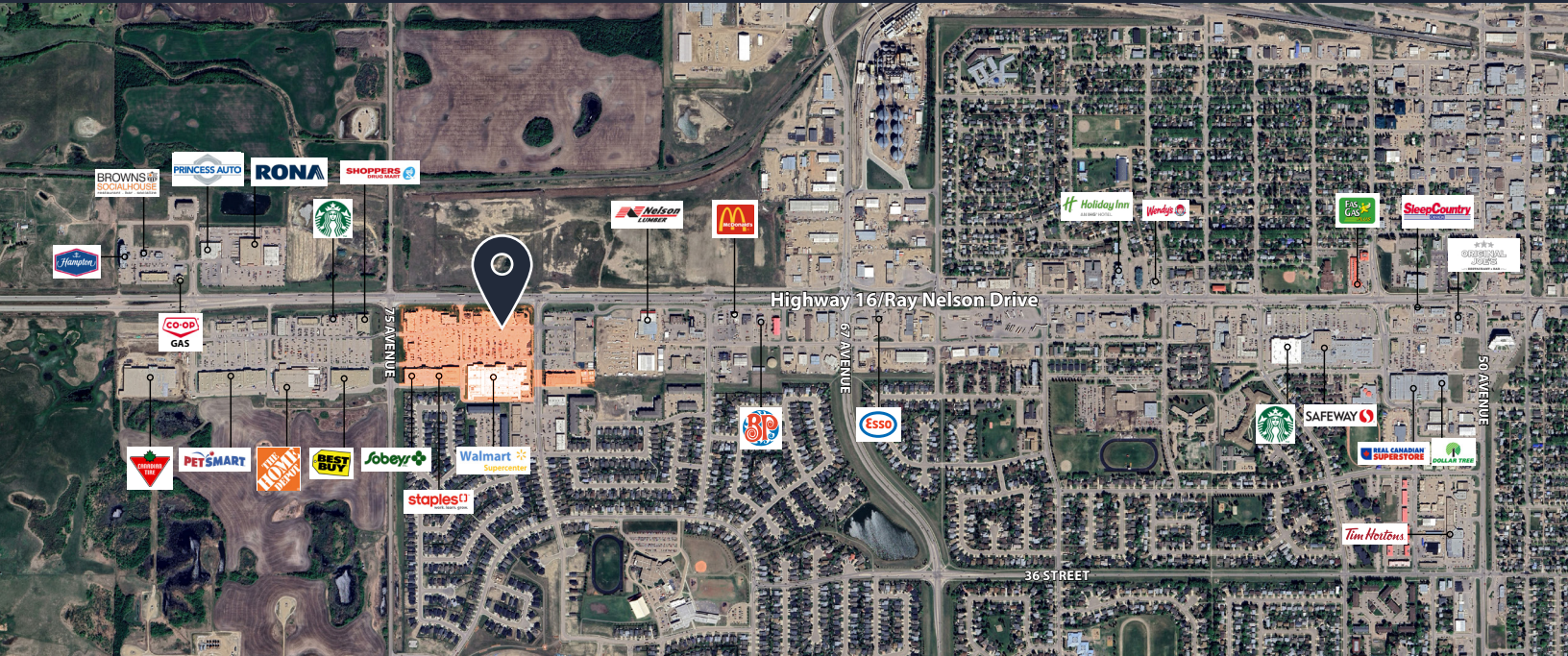
Get more information

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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

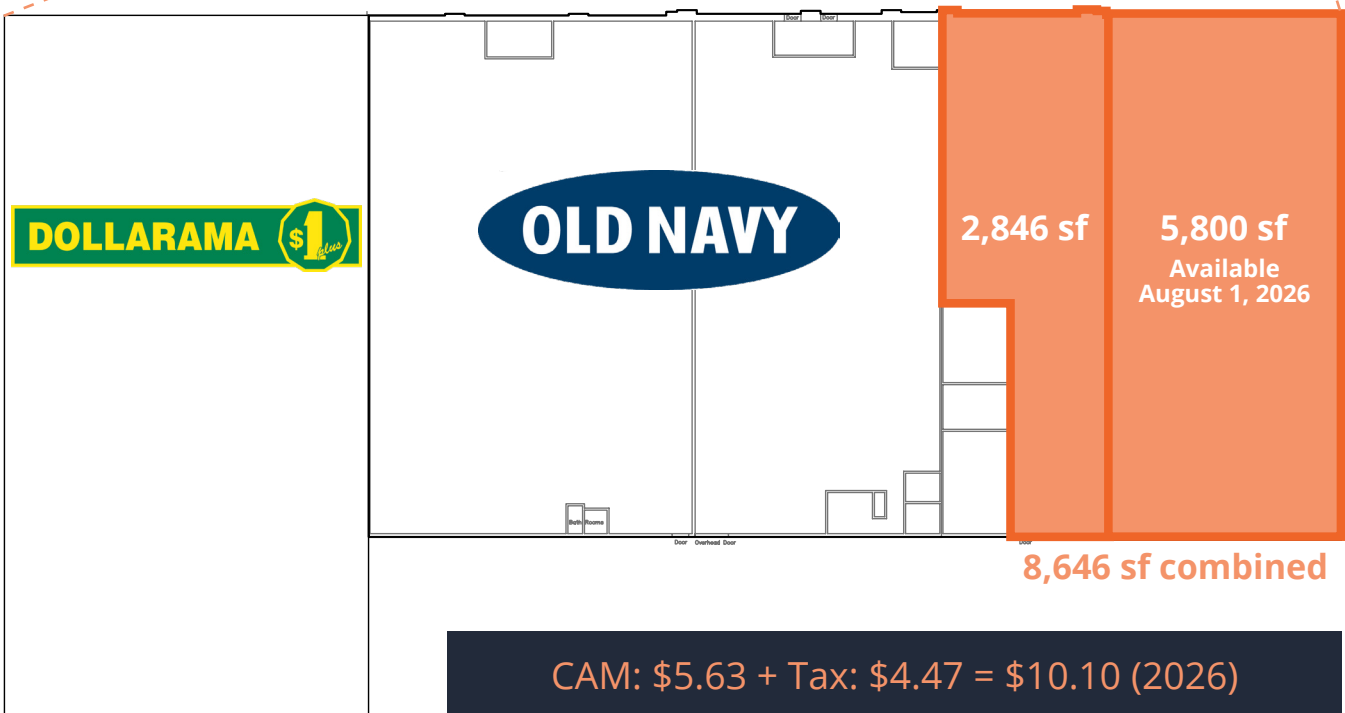
ECONOMIC POWERHOUSE & CONNECTED

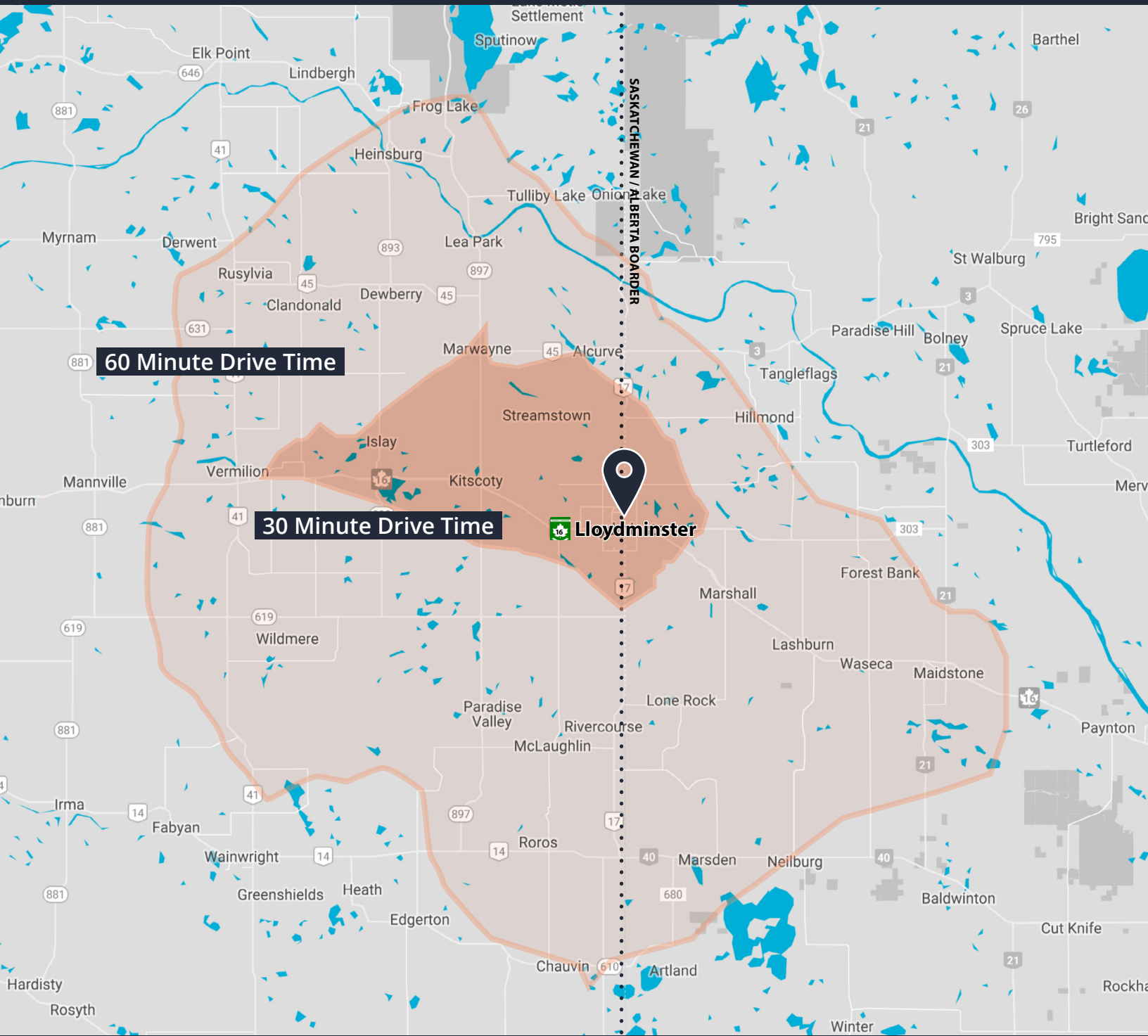
Lloydminster is recognized as an economic powerhouse with strong ties to both the petroleum and agricultural sectors with a workforce of approximately 63,000 people within an hour's commute. Located on the TransCanada Yellowhead Highway (16) and the Alberta / Saskatchewan border, Lloydminster is a regional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