



BGO
Properties

Lloyd Mall



LLOYD MALL
LLOYDMINSTER, AB

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



URBAN
PLANET

Bath & Body Works®



la Vie en Rose

maurices

LLOYD MALL

LLOYDMINSTER, AB

Lloyd Mall is the dominant shopping centre, and only enclosed mall within a regional trade area of over 195,000 people served by the hub of Lloydminster, Alberta. Located on the border of Alberta and Saskatchewan, roughly halfway between Edmonton (250km West) and Saskatoon (270km East), Lloydminster is a young, growing and vibrant community with an economy driven by the agriculture and oil and gas sectors.

Home to a regional hospital, and over 2.6 M sf of retail space, including virtually every major large format retailer in Canada, Lloydminster serves as the regional retail hub and service centre for communities as far North as Cold Lake, AB, and as far East as North Battleford, SK. Many Saskatchewan residents will travel to Alberta in order to avoid paying any provincial sales taxes (PST), which significantly increases the draw of Lloyd Mall.

With a GLA of just over 200,000 sf, Lloyd Mall was fully renovated in 2021. Anchored by Safeway, Shoppers Drug Mart, Urban Planet and Dollarama, Lloyd Mall is also home to several notable retailers such as Bath Body Works, La Vie en Rose, Boathouse, Quark's and many others.

With food, drug and liquor tenancies, as well as an array of food and service uses, the centre draws significant daily traffic and serves as a convenient one stop shopping destination for locals and visitors alike.



PROPERTY HIGHLIGHTS

ADDRESS 5211 44 Street
Lloydminster, AB T9V 0A7

MAJOR INTERSECTION Highway 16 and 52nd Ave.

GLA (SQ. FT) **201,516**

NUMBER OF STORES AND SERVICES **40**

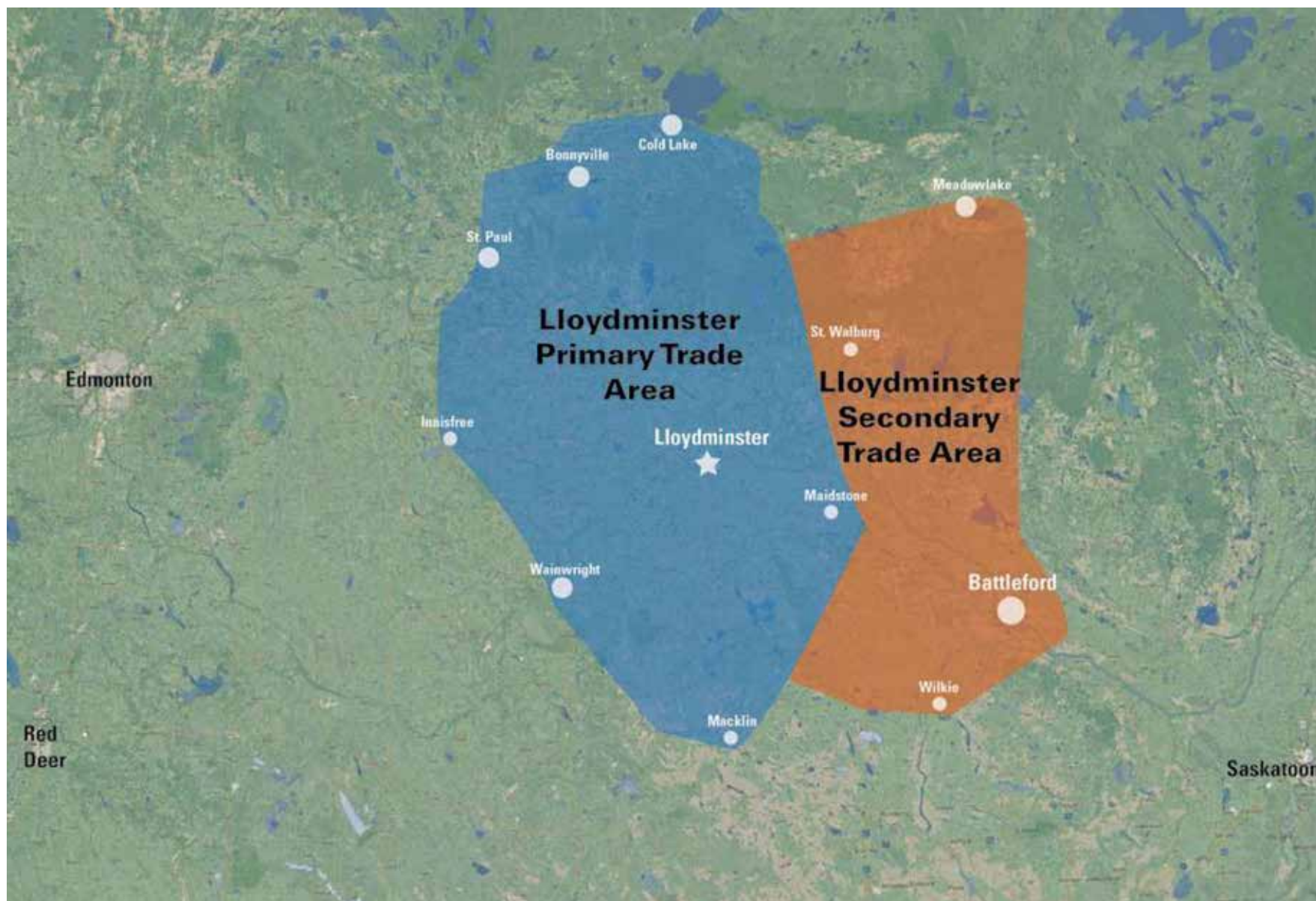
CRU SALES (DEC. 2024) **\$534** PSF

EST. # OF SHOPPERS PER YEAR (2024) **1,671,720**







AVERAGE DWELL TIME **35** Minutes



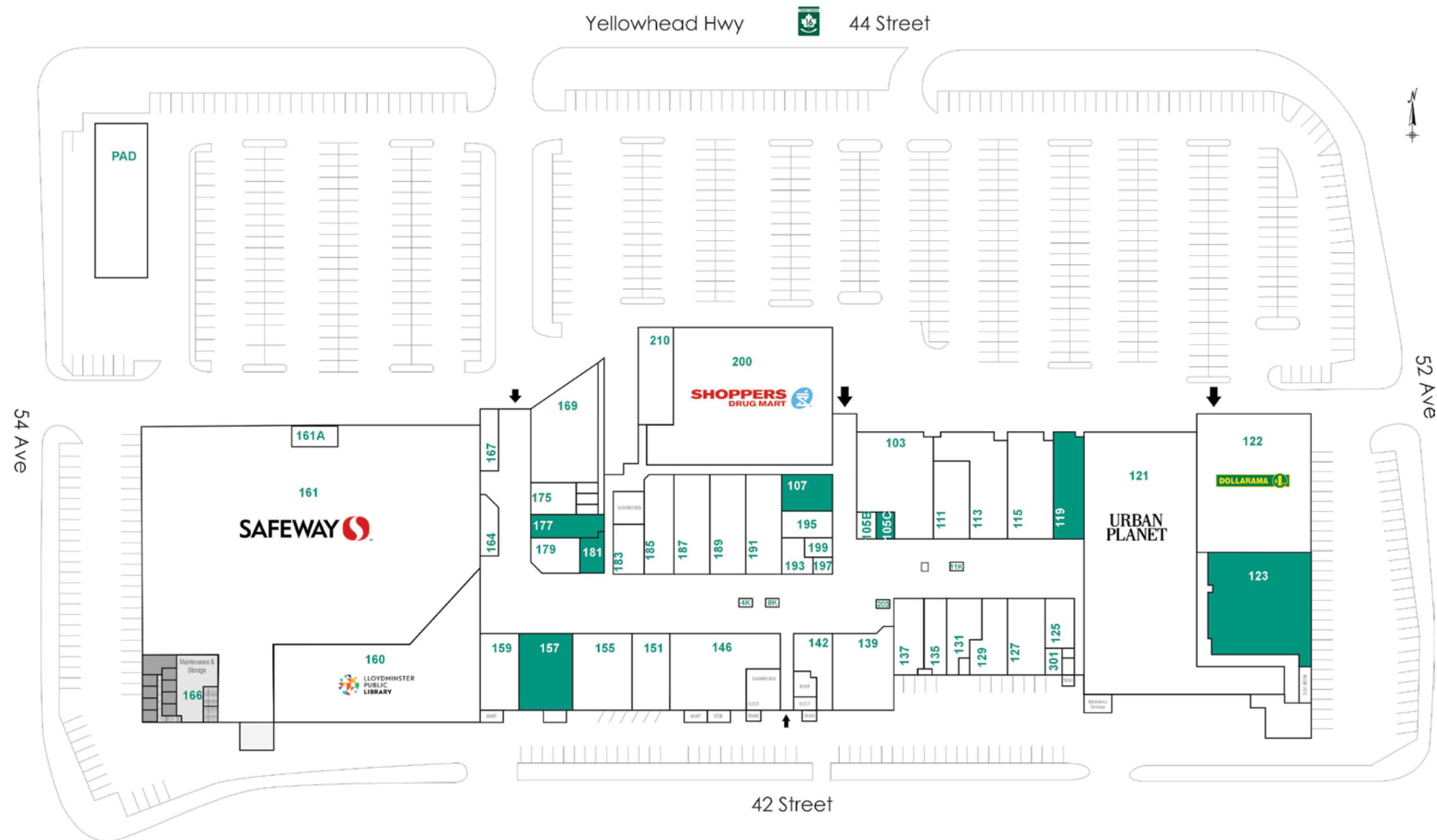
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	TRADE AREAS	PRIMARY	TOTAL PRIMARY & SECONDARY
	TRADE AREA POPULATION	134,300	195,249
	AVERAGE HOUSEHOLD INCOME	\$108,543	\$105,391
	FAMILIES WITH CHILDREN	22,687	31,986
	MEDIAN AGE	36.7	37.1
	DOMINANT AGE GROUP	5-19 (22%)	5-19 (22%)

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
142	Pearle Vision	1,535
146	Maurices	5,053
151	Coles	2,100
155	Boathouse	3,326
157	Available	3,121
159	Telus	2,111
160	Lloydminster Public Library	12,393
161	Safeway	52,464
161A	Starbucks	
164	Bell Mobility	778
166	Maintenance & Storage	3,345
167	Hair Den	836
169	Bootlegger	4,727
175	Lids	978
177	Available	1,283
179	Ben Moss	1,189
181	Available	656
183	Paris Jewellers	1,074
185	Eclipse	2,132
187	Bath & Body Works	2,614
189	Below the Belt	2,525
191	La Vie en Rose	2,527
193	Purdy's	760
197	Freshly Squeezed	231
199	Wok 2 Go	363
195	Sangster's	977
200	Shopper's Drug Mart	16,433
210	Ace Liquor	2,543
301	BGO Management Office	571
PAD	Shell	697
3K	Wireless Wave	
4K	Mobile Snap	
8K	Threading Vibes	
11K	Mobile Q	

UNIT	TENANT	SQ FT
103	La Vie en Rose (Spring 2025)	5,029
105B	Sam's Famous	392
105C	Available	394
107	Available	1,396
111	Spencer's	2,121
113	Warehouse One	3,550
115	Bluenotes	3,395
119	Available	2,354
121	Urban Planet	20,001

UNIT	TENANT	SQ FT
122	Dollarama	11,408
123	Available	6,849
125	Craze Mania	1,091
127	City Lights Boutique	2,092
129	Quarks Shoes	1,760
131	Amigo Leather	1,575
135	Claire's	1,229
137	Suzanne's	1,593
139	Ricki's	3,568



BGO
Properties

MELISSA WALSH
Senior Director, Leasing
T: 403.303.2454
melissa.walsh@bgo.com

ISABELLA BONATO
Manager, Leasing & Specialty Leasing
M: 778.828.6849
isabella.bonato@bgo.com

BENTALLGREENOAK (CANADA) LIMITED PARTNERSHIP
640 5th Avenue SW, Suite 240
Calgary, AB T2P 3G4

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage

SAFeway 

SHOPPERS
DRUG MART 

DOLLARAMA 