

Lloyd Mall

Lloydminster, Alberta



RETAIL SPACE FOR LEASE

392 SF - 6,804 SF

IMMEDIATE OCCUPANCY

5211-44 Street Lloydminster, Alberta

- Lloydminster boasts a strong employment sector with major employers (oil refineries, agriculture, energy and Cenovus asphalt refinery)
- LloydMall is conveniently located on the Yellowhead Highway (Highway 16) in Lloydminster, Alberta. (250 km east of Edmonton and 270 km west of Saskatoon)
- Within its 40,000 person trade area, 50% of the population is under 30 years of age, with an average household income of \$125,000.
- LloydMall has a GLA of 240,000 square feet offering a variety of fashion and service retailers, anchored by: Safeway, Shoppers Drug Mart, Urban Planet and Dollarama



Demographic Snapshot

20 KM 50 KM

Total Population	35,516	49,112
Total Households	13,265	12,453
Average Household Income	\$125,073	\$125,267

BUILDING INFORMATION

Total GLA	240,000 sf
CRU	45
Food Court Seating	205
Parking Stalls	850

ACHOR TENANTS

Safeway
Shoppers Drug Mart
Urban Planet
Dollarama
Ardene

RETAILERS

Bath & Body Works
Warehouse One
Below The Belt
Bootlegger

La Vie En Rose
Boathouse
Many other fashion and service retailers

*SEE SITE PLAN - PAGE TWO



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JLL EDMONTON RETAIL

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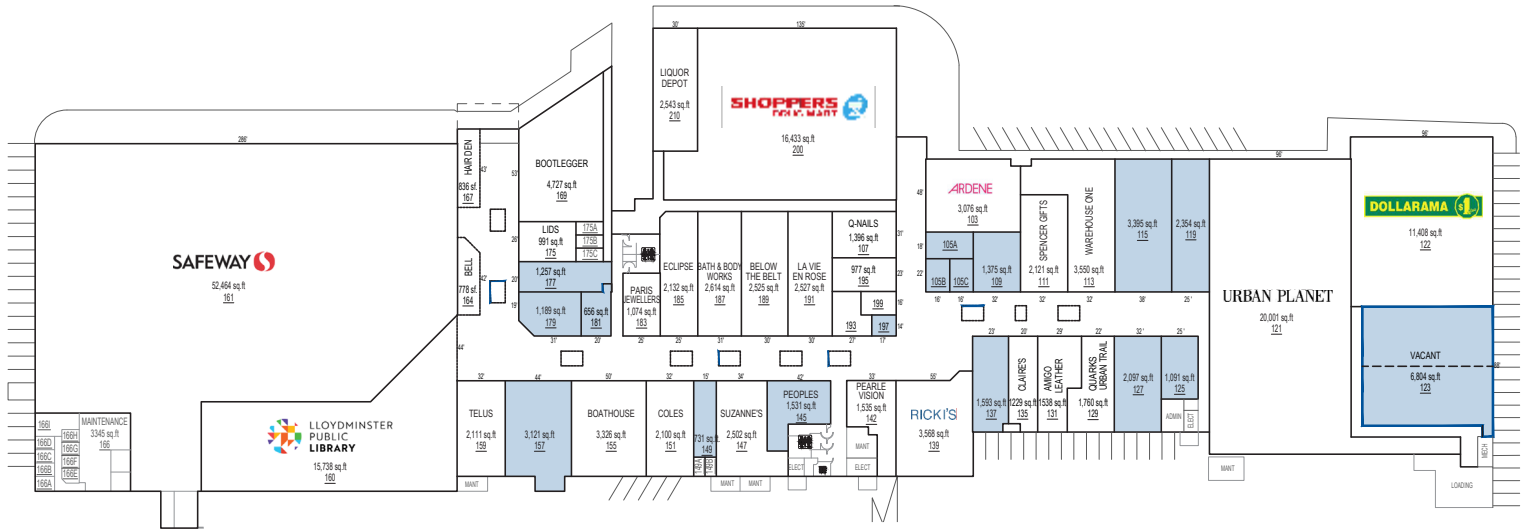
TRIOVEST REALTY ADVISORS INC. Brokerage

40 University Avenue, Suite 1200
Toronto, Ontario M5J 1T1

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AVAILABLE SUITES

Floor Plan - Ground Level



Available Retail Space

UNIT	SIZE (SF)	AVAILABILITY
105A	578	Immediately
105B	392	Immediately
105C	394	Immediately
109	1,375	Immediately
115	3,395	Immediately
119	2,354	Immediately
123	6,804	Immediately
125	1,091	Immediately
127	2,097	Immediately

UNIT	SIZE (SF)	AVAILABILITY
137	1,593	Immediately
145	1,531	Immediately
149	731	Immediately
157	3,121	Immediately
177	1,257	Immediately
179	1,189	Immediately
181	656	Immediately
197	231	Immediately



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ABOUT TRIOVEST



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**CORPORATE OFFICES
CANADA-WIDE**



460

EMPLOYEES



384

**PROPERTIES ACROSS
CANADA**



44

**MILLION
SQUARE FEET**



\$12

**BILLION
PORTFOLIO UNDER
MANAGEMENT**



\$3

**BILLION
UNDER DEVELOPMENT**

Trioquest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Trioquest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Trioquest employs 460 employees to manage 384 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.



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