



AVAILABLE

BLOCK 505 AT CENTERRA

LOVELAND, COLORADO 80538



Boyd Lake

5,710 VPD

Boyd Lake Avenue

THE LAKES
CENTERRA

1,231 Homes

48,160 VPD

8 PAD SITES



25

KINSTON
CENTERRA

2,828 Residential Units

420 Apartments

Proposed 198 Unit Senior Living Facility

ROSS DRESS FOR LESS | IN-N-OUT BURGER | TARGET | Marshalls | PETSMART | KREI | OLD NAVY | JO-ANN | AMERICA'S BEST CONTACTS & EYEGLASSES | SPORTSMAN'S WAREHOUSE

BARNES & NOBLE | BIAGGI'S RESTAURANTE ITALIANO | P.F. CHANG'S CHINA RESTAURANT

The Piccadilly Shops at CENTERRA | macy's | DICK'S SPORTING GOODS | MetroLux

NORBY'S | Chick-fil-ee | FUZZY'S TACO SHOP

JARED The Galleria Of Jewelry

LY PELOTON | CYCLEBAR | COUNTRY CLUB

To Estes Park | Eisenhower Boulevard | 34

THE HOME DEPOT | Sam's | Walmart Supercenter | LOWE'S | KOHL'S

County Road 20E

75,977 VPD

SCHEELS | at&t | Starbucks | COMFORT SUITES | Bank of Colorado | RAISER PERMANENTE | Tuesday Morning | Firestone | Burlington Coat Factory | verizon wireless

Property Highlights



8 LAND PARCELS AVAILABLE TERMS NEGOTIABLE

- Eight (8) land parcels available:
 - Pad A: 1.62 Acres
 - Pad B: 1.12 Acres
 - Pad C: 1.13 Acres
 - Pad D: 1.10 Acres
 - Pad E: 2.03 Acres
 - Pad F-1: 9.66 Acres
 - Pad F-2: 1.34 Acres
 - Pad F-3: 1.19 Acres
- 4.2 Million SF of office, retail, flex, industrial, & hospitality in the Centerra Community
- Adjacent employment generators include the Rangeview Office Campus, UCHealth Medical Center of the Rockies, Nutrien, UNC, Constant Contact, Heska Corporation, Meyer Natural Foods, Safelite, Toddy* Cold Brew System, Bobo's, and Animal Health International
- Annual Population Growth (2023-2028)
 - 2M 1.9%
 - 5M 1.2%
 - 10M 1.0%





CENTERRA

Demographics

CoStar 2023

	2 Miles	5 Miles	10 Miles
2023 Population	10,610	58,315	255,628
2028 Population Proj.	11,627	51,768	268,650
Daytime Employment	12,411	38,373	100,881
Average HH Income	\$131,004	\$108,458	\$111,993

Retailers in 2534 Corridor



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