



AVAILABLE

# Marketplace at Centerra

Loveland, Colorado 80538



  
**CENTERRA**



## Come to Centerra and Join These Major Retailers



### Location Highlights

- One of Northern Colorado's largest power centers
- Centerra's master-planned community attracts visitors from several neighboring communities and states
- 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
- 48,160 VPD along Highway 34
- Minutes from I-25 - 75,977 VPD
- Annual Pop Growth ('23-'28)
  - 3 Miles: 1.3%
  - 5 Miles: 0.9%
  - 10 Miles: 0.9%
- Convenient access to Windsor, Greeley and Fort Collins

### Centerra Master-Planned Community

- 8,500 Daily workers
- 585 Hotel rooms in a 5-mile radius
- 2,500 Single-Family and Multifamily Homes
- 150 Businesses located in Centerra
- 400 Students at High Plains School

  
**CENTERRA**



Prime Retail Available  
Loveland, Colorado 80538

Marketplace at Centerra  
One of Northern Colorado's largest power centers.





AVAILABLE

# Marketplace at Centerra

Loveland, Colorado 80538



Demographics	CoStar 2024		
	2 Miles	5 Miles	10 Miles
2024 Population	13,708	74,157	260,948
2029 Population Projection	14,867	79,886	294,710
Average HH Income	\$125,201	\$111,358	\$117,975
Daytime Employment	14,028	45,146	110,320



For more information, please contact:

**AKI PALMER**  
Cushman & Wakefield  
Executive Managing Director  
+1 970 267 7727  
aki.palmer@cushwake.com

**COLE VANMEVEREN**  
Cushman & Wakefield  
Senior Director  
+1 970 219 3802  
cole.vanmeveren@cushwake.com

**PETER PAVLAKIS**  
Legend Partners  
+1 720 529 2990  
ppavlakis@legendllp.com

772 Whalers Way, Suite 200, Fort Collins, Colorado 80525  
T +1 970 776 3900 | F +1 970 267 7419 | [cushmanwakefield.com](http://cushmanwakefield.com)

2000 S. Colorado Blvd., Colorado Center // Annex 320, Denver, CO 80222  
T +1 720 529 2999 | [legendllp.com](http://legendllp.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.