



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 ('21-'26)
 - 3M 2.0%
 - 5M 1.7%
 - 10M 1.8%
- 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



McWhinney Blvd.

BED BATH & BEYOND

lane BRYANT

SALLY BEAUTY SUPPLY

ROSS DRESS FOR LESS

Marshalls

AMERICA'S BEST CONTACTS & EYEGLASSES

maurices

OLD NAVY

five BELOW

Putter On The Way

menchie's frozen yogurt

CHIPOTLE MEXICAN GRILL

WELLS FARGO

OLD CHICAGO

UNDER NEGOTIATION
6,724 SF Available
Lease Rate Negotiable

48,160 VPD

To Estes Park

Marketplace at Centerra

One of Northern Colorado's largest power centers.

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| Demographics | CoStar 2021 | | |
|---------------------------|-------------|-----------|-----------|
| | 3 Miles | 5 Miles | 10 Miles |
| 2021 Population | 21,164 | 63,420 | 246,618 |
| Annual Growth (2021-2026) | 2.0% | 1.7% | 1.8% |
| Daytime Population | 22,303 | 39,406 | 100,200 |
| Average HH Income | \$114,508 | \$103,739 | \$110,925 |



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