CUSHMAN & WAKEFIELD | LEGEND PARTNERS | McWHINNEY

AVAILABLE

5850 SKY POND
LOVELAND, COLORADO 80538

BARNES & NOBLE
BIAGGI'S RISTORANTE ITALIANO
P.F. CHANG'S CHINA BISTRO

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

NORDY'S BAR-B-QUE & GRILL
Chick-fil-A
FUZZY'S TACO SHOP

5,710 VPD

THE LAKES at CENTERRA
1,231 Homes

ROSS DRESS FOR LESS
IN·N·OUT BURGER
TARGET
Marshalls
PETSMART
REI
OLD NAVY
JO-ANN fabric and crafts
AMERICA'S BEST CONTACTS & EYEGLASSES
SPORTSMAN'S WAREHOUSE

JARED The Galleria Of Jewelry

KINSTON CENTERRA
2,828 Residential Units

Boyd Lake Avenue

LY CYCLEBAR
PELOTON
GOLD'S GYM

RAILWAY FLATS
420 Apartments

To Estes Park   Eisenhower Boulevard   34
48,160 VPD

PAD SITE

Proposed Big Box Retailer

Proposed 198 Unit Senior Living Facility

County Road 20E

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

75,977 VPD

SCHEELS
at&t
Starbucks
COMFORT SUITES
Bank of Colorado
KAISER PERMANENTE
Tuesday Morning
Firestone
Burlington Coat Factory
Verizon wireless
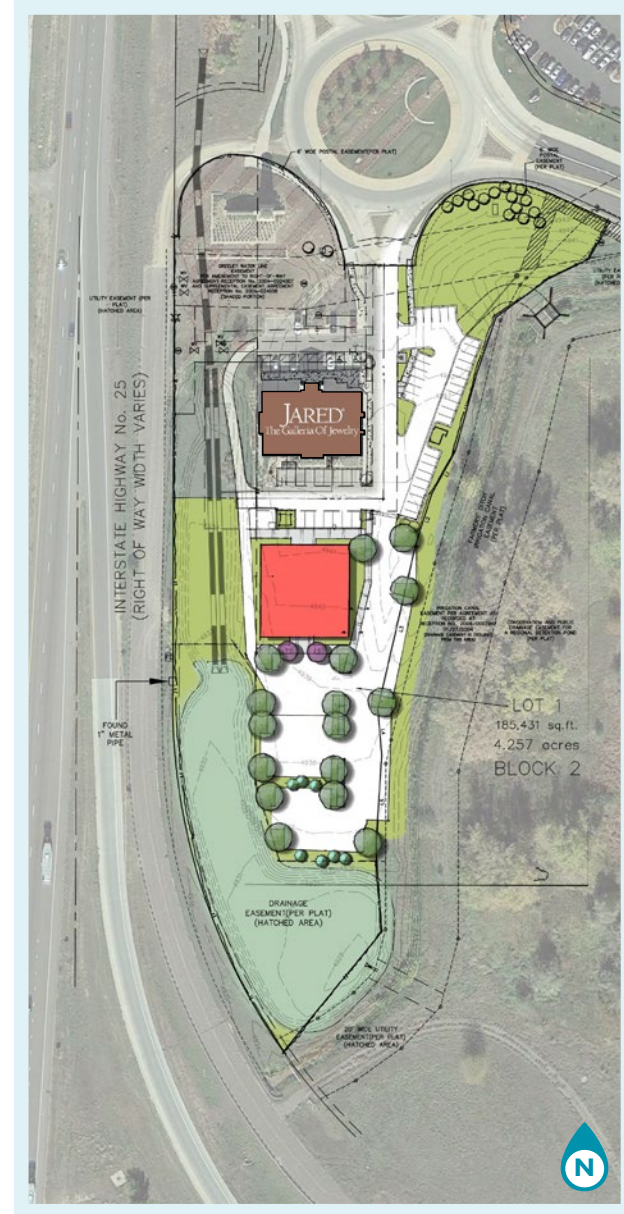
Boyd Lake

Property Highlights

- 5850 Sky Pond: 1.46 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 Growth (2023-2028)

  - 2M 1.9%

  - 5M 1.2%

  - 10M 1.0%

Conceptual Site Plans

Concept A

Concept B

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

REI Co-op · ROSS DRESS FOR LESS · Starbucks · KAISER PERMANENTE · SCHEELS · Marshalls · OLD CHICAGO PIZZA & TAPROOM · JO-ANN fabrics and crafts · TARGET

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CENTERRA