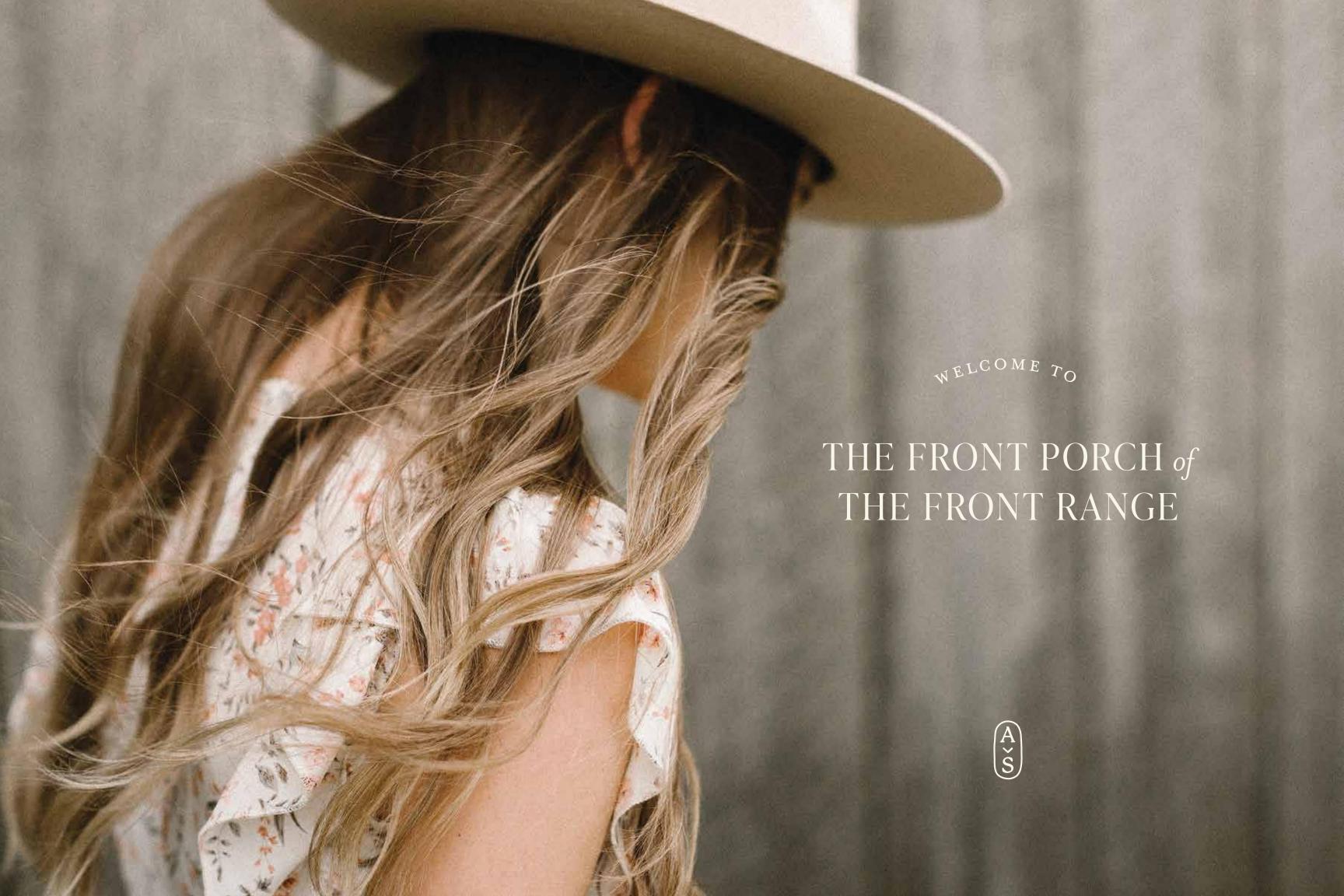


FOR THE CENTERRA COMMUNITY





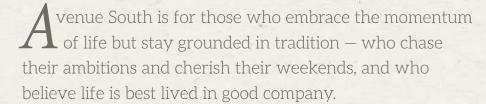












A place where a spirit of community is alive in the smiles on the sidewalks, and the porch swings bear witness to the beauty and bounty that make life at the gateway to the Rockies unlike any other.

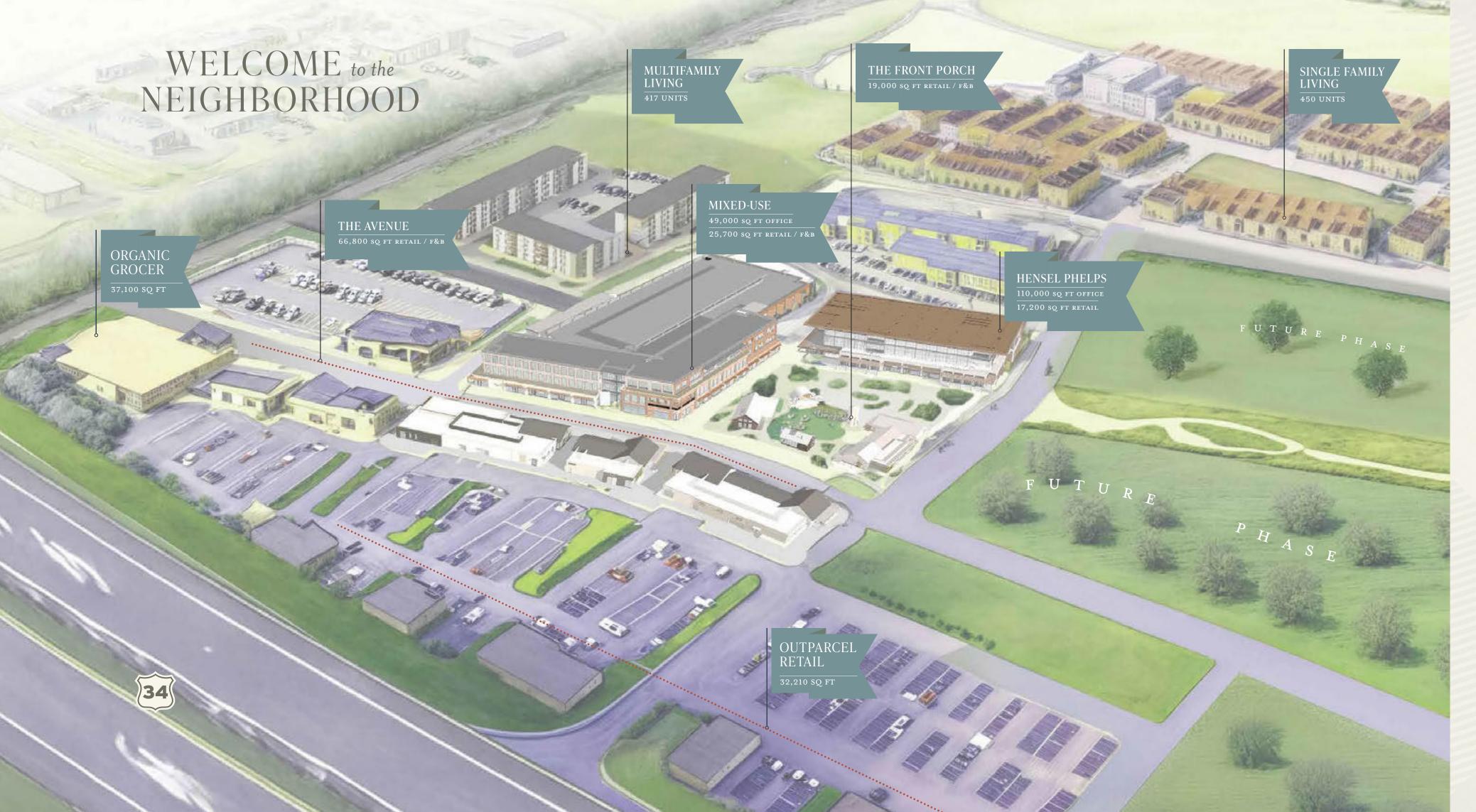
A unique collection of artisans, restaurants, and spaces that help folks slow down and savor the moment — at the table, on the playground, or around a fire-pit with those they love.

Where the shopkeepers know their customers by name; chefs craft dishes with heart, and a little help from the season's harvest; and neighbors find comfort in a place where roots take hold and community grows.

Honoring the pioneering spirit of those that came before us, we celebrate the welcoming lifestyle and beautiful landscape that makes Colorado great.







AVENUE SOUTH

Organic Grocery Anchor

// 37,100 sf

Commercial

// 128,700 SF RETAIL / F&B

// 159,000 sf office

Shopping Center Total

// 324,800 sf

Outparcel Retail

// 32,210 sf

Shopping Center & Outparcel Totals

// 357,010 sf

Residential Living

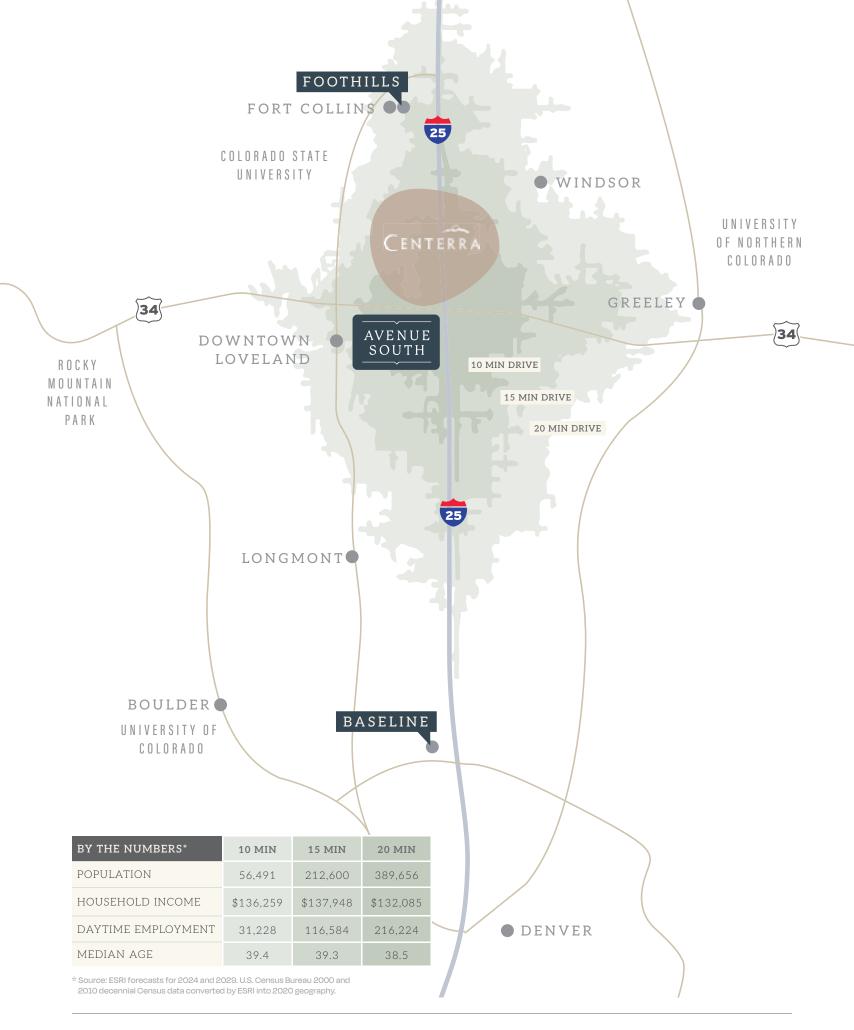
// 417 MULTI FAMILY UNITS

// 450 single family homes

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IN THE HEART OF THE FRONT RANGE

Located at the intersection of Interstate 25 and HWY 34, east of Downtown Loveland and south of Centerra, Avenue South is a central locale, conveniently connecting all parts of Loveland and the broader region, from Cheyenne to Denver.



60 Minutes

TO DENVER
INTL AIRPORT



55 Minutes

TO DOWNTOWN DENVER



50 Minutes

TO BOULDER & CU BOULDER



52 Minutes

TO CHEYENNE, WY



24 Minutes

TO COLORADO STATE UNIVERSITY



30 Minutes

TO UNIVERSITY OF N. COLORADO





♦ UNDER THE BEAUTY of COLORADO SKIES —



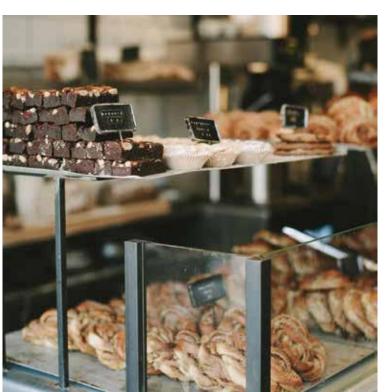














A new home and haven, built to harness the wholesome spirit of main street living, and bring the best in iconic and local brands to the Front Range.





WHERE

TAKE HOLD

& COMMUNITY

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CULINARY ARTISTRY BY LOCAL CHEFS

Celebrating flavor from farm to market, Avenue South boasts award-winning chefs, fresh local market options, site sourced produce from gardens and orchards, and local culinary talent to bring health-conscious, engaging dining options to Northern Colorado.

FULL-SERVICE DINING AT AVENUE SOUTH















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MERCHANDISING PLAN

BEST BREWS AND FAST CASUAL FAVORITES

Locally roasted coffee, award-winning Colorado brewmasters, and health-conscious, fast-casual favorites bring convenient weekday options and sweet rewards for the weekends.

COUNTER-SERVICE EATS AT AVENUE SOUTH

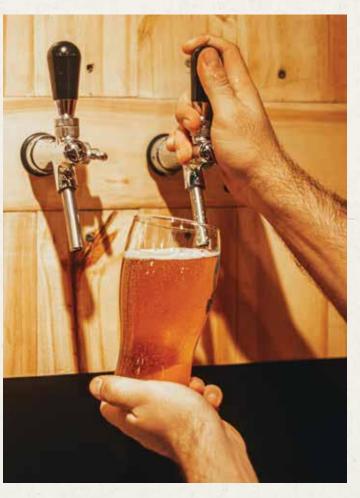












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MERCHANDISING PLAN

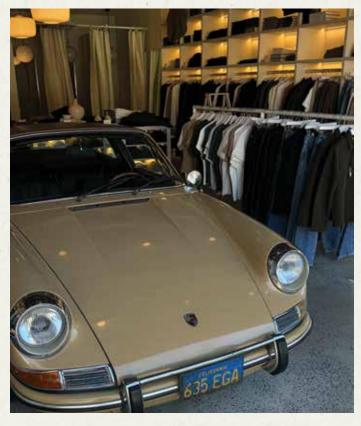
A CURATED COLLECTION OF SOUGHT-AFTER BRANDS

A unique mix of brands that combine classic style and everyday function—for days at work and moments of play—keeping you fresh for your 9 to 5 and comfortable on every adventure beyond.

RETAIL AT AVENUE SOUTH











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MERCHANDISING PLAN

CELEBRATING BEAUTY AND LIVING WELL

Easy access to all your personal needs in one convenient location to keep fit, healthy, and on top of your day-to-day.

WELLNESS & DAILY NEEDS









THE HEART OF A THRIVING COMMUNITY

OFFICE & RESIDENTIAL AT AVENUE SOUTH

Adding a new home for gathering and connection to the dynamic communities of Loveland and Centerra, Avenue South will serve the growing residential and office populations on site—giving business owners a leg up, and providing residents and employees with the walkable, daily lifestyle they need to thrive and find respite from the hustle and bustle of the modern age.

159k SF

CLASS A OFFICE SPACE

± 1250

APTS, CONDOS, TOWNHOMES

± 450

SINGLE FAMILY HOMES











