



CROSSROADS COMMONS

4184 ST CLOUD DR
LOVELAND, COLORADO



STREET LEVEL RETAIL / 2ND FLOOR OFFICE CONDOS **AVAILABLE FOR LEASE OR PURCHASE**

RETAIL AVAILABILITY

Suite 112 - 1,880 SF Endcap
Outdoor Patio

For Lease

\$32-\$40 PSF NNN

\$12 PSF Estimated NNN's

For Sale

\$485-\$525 PSF

OFFICE AVAILABILITY

Suite 206 - 2,381 SF / 2,883 RSF
Core and Shell

For Lease:

\$25-\$30 PSF NNN

\$12 PSF Est. NNN's

For Sale:

\$375 PSF



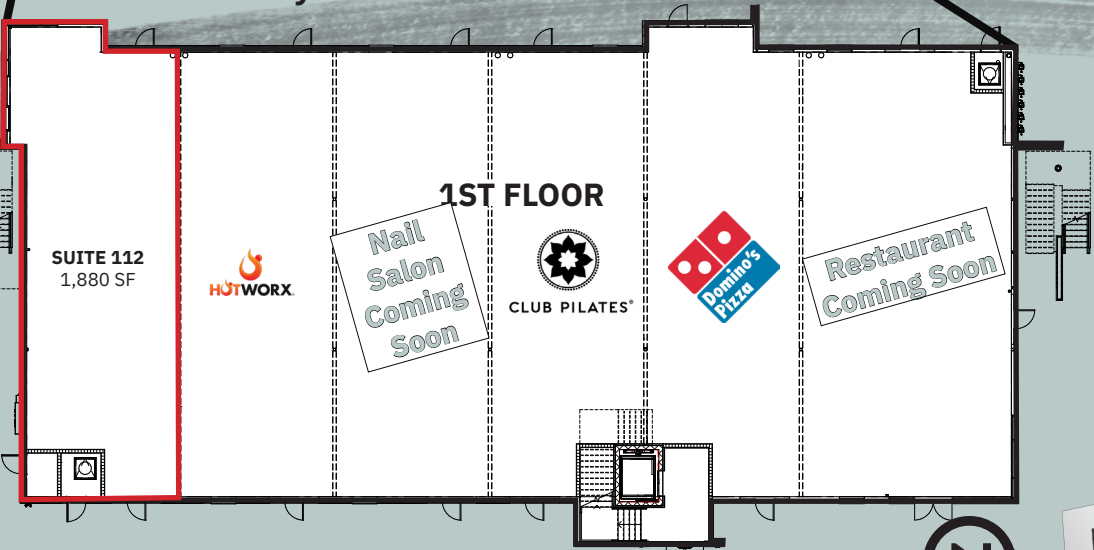
E Crossroads Blvd

St Cloud Drive

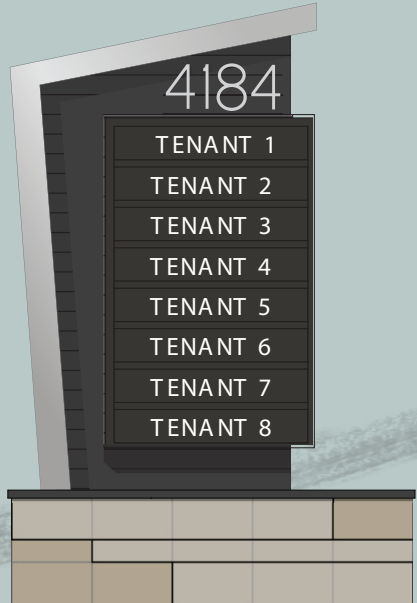
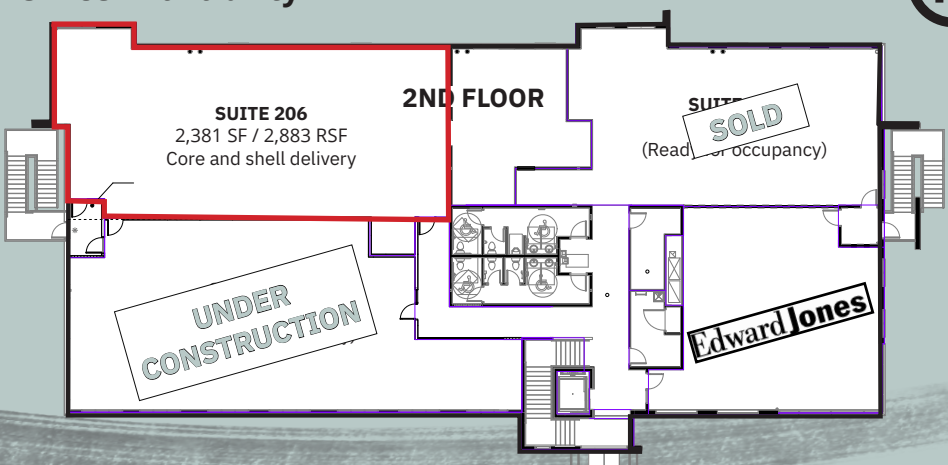
Centera Pkwy



Retail Availability

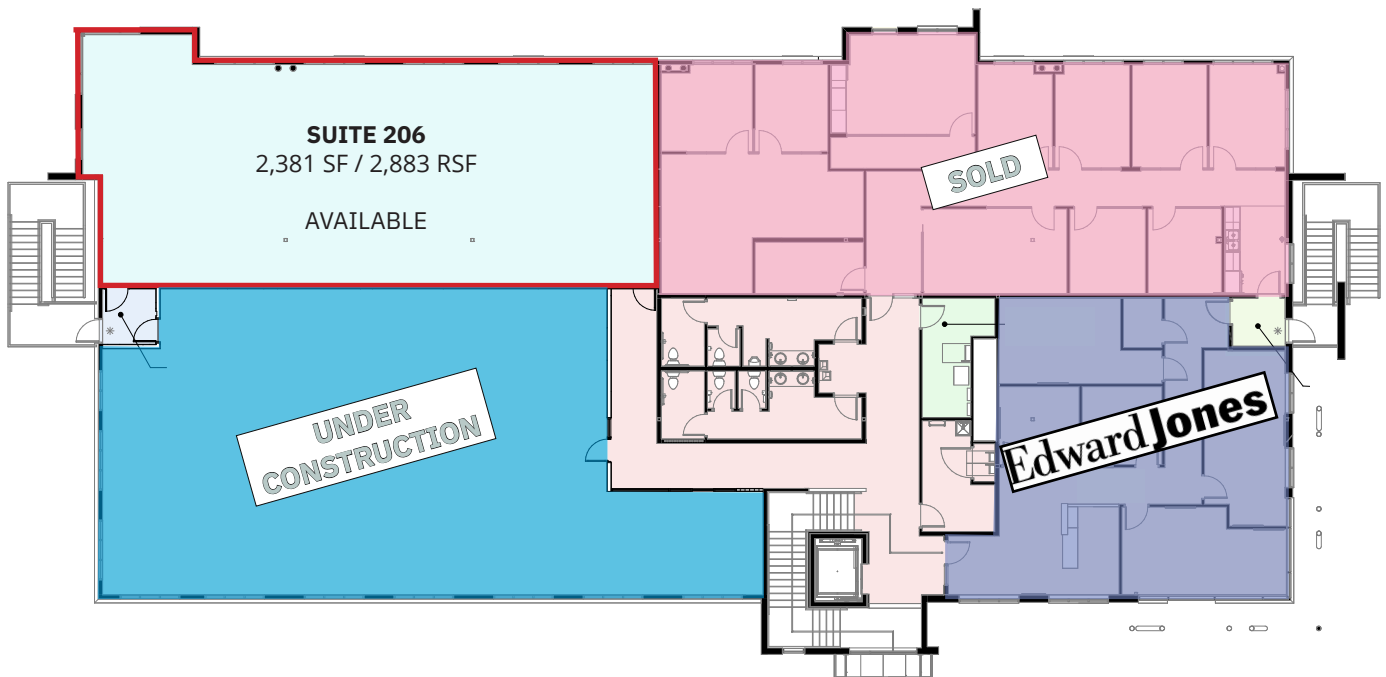


Office Availability





2ND FLOOR OFFICE AVAILABILITY



WELCOME TO CROSSROADS COMMONS

ONE OF THE FASTEST GROWING AREAS OF NORTHERN COLORADO

New Businesses Nearby

- + 3 million SF Amazon facility under construction
- + VA Facility – a new 76,000 square foot facility is under construction and expected to open 2022, with 60 additional staff.
- + Brands at the Ranch – A 2.6 million SF mixed use development is in the beginning stages of development. Once complete, plans to include an Olympic-sized swimming pool complex, ice rinks, Galaxy IMAX movie theater and more.
- + Seven hotels in the immediate vicinity including the Candlewood Suites, Holiday Inn Express, Embassy Suites, SpringHill Suites by Marriott.

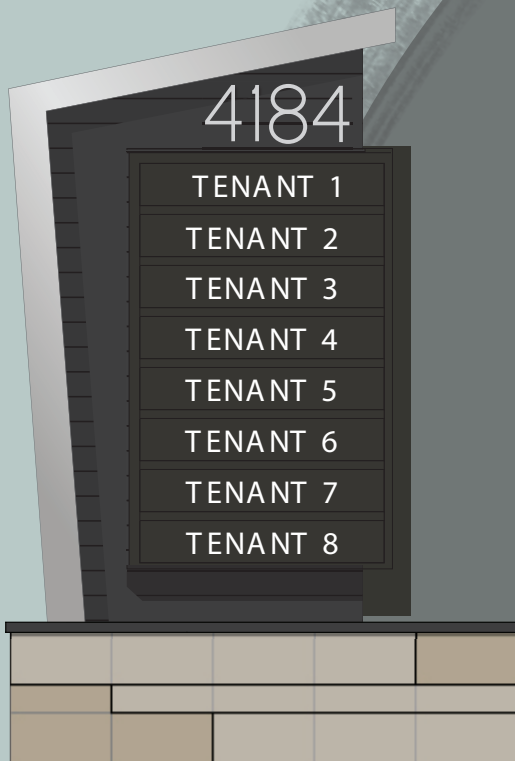
New Residential Projects

- + Raindance – 2,800 Unit Development just two miles east
- + Kinston at Centerra – 2,800 Unit Development
- + New 280 Unit Apartment Complex 1 block away

THE OPPORTUNITY

At the corner of Crossroads Boulevard and Centerra Parkway in Loveland, Colorado sits this retail center where tenants find themselves the center of visibility to more than 24,000 vehicles per day and growing. The area is home to the Budweiser Event Center, The Summit, the Embassy Suites Convention Center, and many fast food and restaurant dining options which brings visitors and locals to the area on a regular basis and for special events.

This new retail venture features a 23,488 SF, mixed use building with spaces starting from 1,853 SF available to lease or purchase. The building's modern look coupled with the ample parking creates a one of a kind opportunity for retailers, restaurants, or professional services.



Located at Crossroads Blvd & I-25 Corridor



Monument Signage Available



Core and Shell Delivery



TI Available for Term, Credit, and Tenant



No Metro District!

DEMOGRAPHICS WITHIN 5 MILES



SITE TRAFFIC

24,470 VPD



POPULATION

75,087



DAYTIME
POPULATION

179,904



HOUSEHOLDS

27,442



AVERAGE HH
INCOME

\$135,578



FIVE YEAR
GROWTH RATE

1.33%

RETAIL CENTRAL OF NORTHERN COLORADO





CROSSROADS COMMONS

4184 ST CLOUD DR
LOVELAND, COLORADO



NOT TO
SCALE



Contact Brokers for More Information:

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