



AVAILABLE

BLOCK 505 AT CENTERRA

LOVELAND, COLORADO 80538



Property Highlights



8 LAND PARCELS AVAILABLE TERMS NEGOTIABLE

- Eight (8) land parcels available:
 - Pad A: 1.62 Acres
 - Pad B: 1.12 Acres
 - Pad C: 1.13 Acres
 - Pad D: 1.10 Acres
 - Pad E: 2.03 Acres
 - Pad F-1: 9.66 Acres
 - Pad F-2: 1.34 Acres
 - Pad F-3: 1.19 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 Population Growth (2023-2028)
 - 2M 1.9%
 - 5M 1.2%
 - 10M 1.0%



CENTERRA

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



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