

FOR SALE

154 MOUNTAIN AVENUE | Berthoud, CO 80513



FREE STANDING RETAIL BUILDING IN DOWNTOWN BERTHOUD

PROPERTY TYPE: **RETAIL**

AVAILABLE: **2,304 SF**

SITE SIZE: **0.16 ACRES (7,125 SF)**

SALE PRICE: **\$549,000.00 (\$238.28/SF)**

FEATURES:

- Recently renovated building with glass roll-up doors, barrel ceiling and walk-in cooler
- Located on the corner of Mountain Avenue and 2nd Street offering excellent visibility
- Outdoor space ideal for entertainment
- Vacant and ready for owner/user occupancy
- Zoned M1 - Light Industrial, located in the Mountain Avenue Overlay and 1st Street Corridor (Town of Berthoud)

VIEW MORE REALTEC LISTINGS
AT WWW.REALTEC.COM

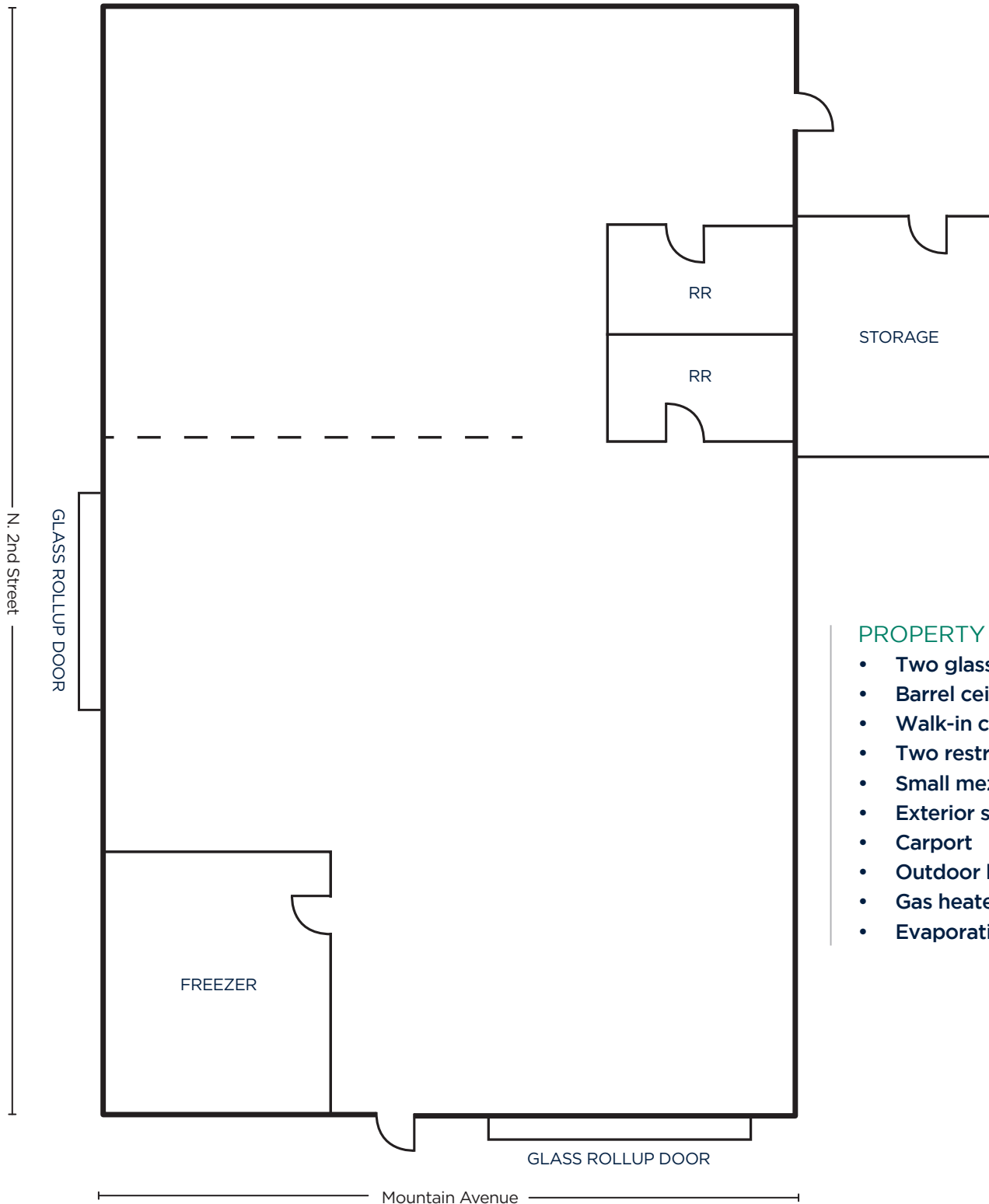
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JAMIE GLOBELNIK Broker
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FLOOR PLAN & PROPERTY DETAILS

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PROPERTY FEATURES:

- Two glass roll-up doors
- Barrel ceiling
- Walk-in cooler
- Two restrooms
- Small mezzanine for storage
- Exterior storage room
- Carport
- Outdoor backyard area
- Gas heater
- Evaporative cooling system

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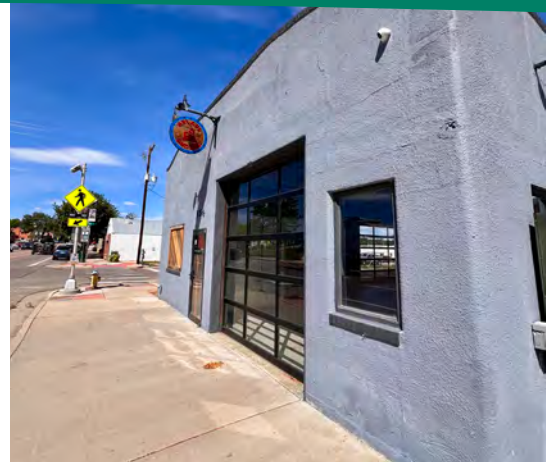
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PROPERTY PHOTOS

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ABOUT TOWN OF BERTHOUD

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29.3

MILES
TO FORT COLLINS

6.6

MILES
TO LOVELAND

10.8

MILES
TO JOHNSTOWN

11.3

MILES
TO LONGMONT

30.8

MILES
TO BOULDER

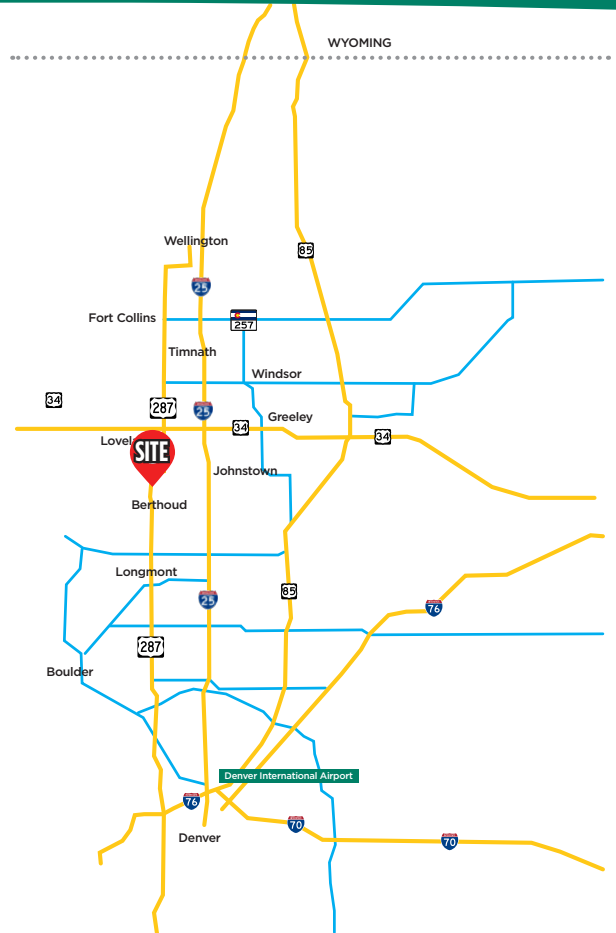
44.5

MILES
TO DENVER

Area Demographics

	2 Miles	5 Miles	10 Miles
Population			
2024 Population	9,502	23,970	201,255
Annual Growth 2024-2029 (projected)	1.60%	1.50%	0.90%
Median Age	42	42.8	41.7
Bachelor's Degree or Higher	34%	38%	39%
Households			
2024 Households	3,652	9,303	80,836
2029 Household Projections	3,953	10,018	84,626
Total Specified Consumer Spending (\$)	\$148.8M	\$389.5M	\$3B
Income			
Avg. Household Income	\$116,080	\$119,090	\$106,076
Median Household Income	\$96,730	\$96,462	\$84,497

*Source, CoStar



About the Town of Berthoud

The Town of Berthoud represents a compelling investment market within Northern Colorado, combining strong regional connectivity, a growing population base, and a clear vision for long-term economic development. Located between Loveland and Longmont, Berthoud sits within the Front Range growth corridor and benefits from proximity to major employment centers throughout Larimer, Boulder and Weld Counties.

Berthoud offers convenient access to U.S. Highway 56 (Mountain Avenue), U.S. Highway 287, and Interstate 25, providing efficient north-south and east-west connectivity to Fort Collins, Loveland, Longmont, Boulder, and the greater Denver metro area. This strategic location supports both commuter-oriented residential growth and employment-based development.

The community has experienced steady growth fueled by regional in-migration, expanding housing options, and continued public and

private investment. Local leadership has prioritized infrastructure improvements, downtown revitalization, and thoughtfully planned redevelopment to support economic expansion while preserving Berthoud's distinct character.

Downtown Berthoud, anchored by Mountain Avenue, continues to benefit from enhanced streetscapes, gateway improvements, and a focus on pedestrian-oriented development. These initiatives reinforce the Town's commitment to strengthening its core while encouraging higher-quality development at prominent gateway locations.

With a business-friendly regulatory environment, access to a growing labor pool, and positioning within one of Colorado's most dynamic regional markets, Berthoud offers investors a stable yet upward-trending environment well-suited for long-term value creation.

Fort Collins

301 Remington Street
Fort Collins, CO 80524
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

