



AVAILABLE

High Plains Village at Centerra

Loveland, Colorado 80538



3 LAND PARCELS AVAILABLE TERMS NEGOTIABLE

Property Highlights

- Three (3) land parcels available:
 - Lot 1: 0.654 Acre
 - Lot 2: 1.388 Acres
 - Lot 5: 1.408 Acres (Sold)
- Centerra's master-planned community attracts visitors from several neighboring communities and states
- 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, Factual Data, Nutrien, UNC, Constant Contact, Heska Corporation, Meyer Natural Foods, Safelite, Toddy® Cold Brew System, Bobo's, and Animal Health International
- Annual Pop Growth (2021-2026)
 - 3M 2.0%
 - 5M 1.7%
 - 10M 1.8%





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CENTERRA



Demographics

CoStar 2024

	2 Miles	5 Miles	10 Miles
2024 Population	15,885	83,203	260,004
2029 Population Projection	17,097	88,771	283,145
Average HH Income	\$113,274	\$105,711	\$118,176
Daytime Population	16,025	47,756	110,751

Retailers in 2534 Corridor

BED BATH &
BEYOND

ROSS
DRESS FOR LESS

SCHEELS

Marshalls

TARGET

JO-ANN
fabrics and crafts

OLD CHICAGO
PIZZA & TAPROOM
CRATER
1976



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