

Commercial Pad(s) Site Available

NWC US HWY 287 & E HWY 60 | LOVELAND, CO

**BLUE
WEST**
CAPITAL

FOR SALE, BTS, OR GROUND LEASE



PROPERTY HIGHLIGHTS

- Signalized hard corner with exposure to more than 29,000 VPD
- Projected population growth of 1.08% - 2.83% within 5 miles
- Affluent trade area with average household income from \$108,000 - \$139,000
- Along US Hwy 287, a key corridor linking Fort Collins and Denver
- Excellent access from both US Hwy 287 & Hwy 60

NEARBY NATIONAL RETAILERS

7-ELEVEN

PROPERTY DETAILS

PRICING	Contact broker
PAD SIZE	Flexible Plat not recorded
LAND SIZE	2.61
ZONING	C1
RESTRICTED USES	Gas
CITY/COUNTY	Loveland/Larimer

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DEMOGRAPHICS 2025 1 MILE 3 MILE 5 MILE

TOTAL POPULATION	2,560	20,616	66,184
AVG HH INCOME	\$138,668	\$112,759	\$108,900
ANNUAL POPULATION GROWTH	2.83%	1.43%	1.08%

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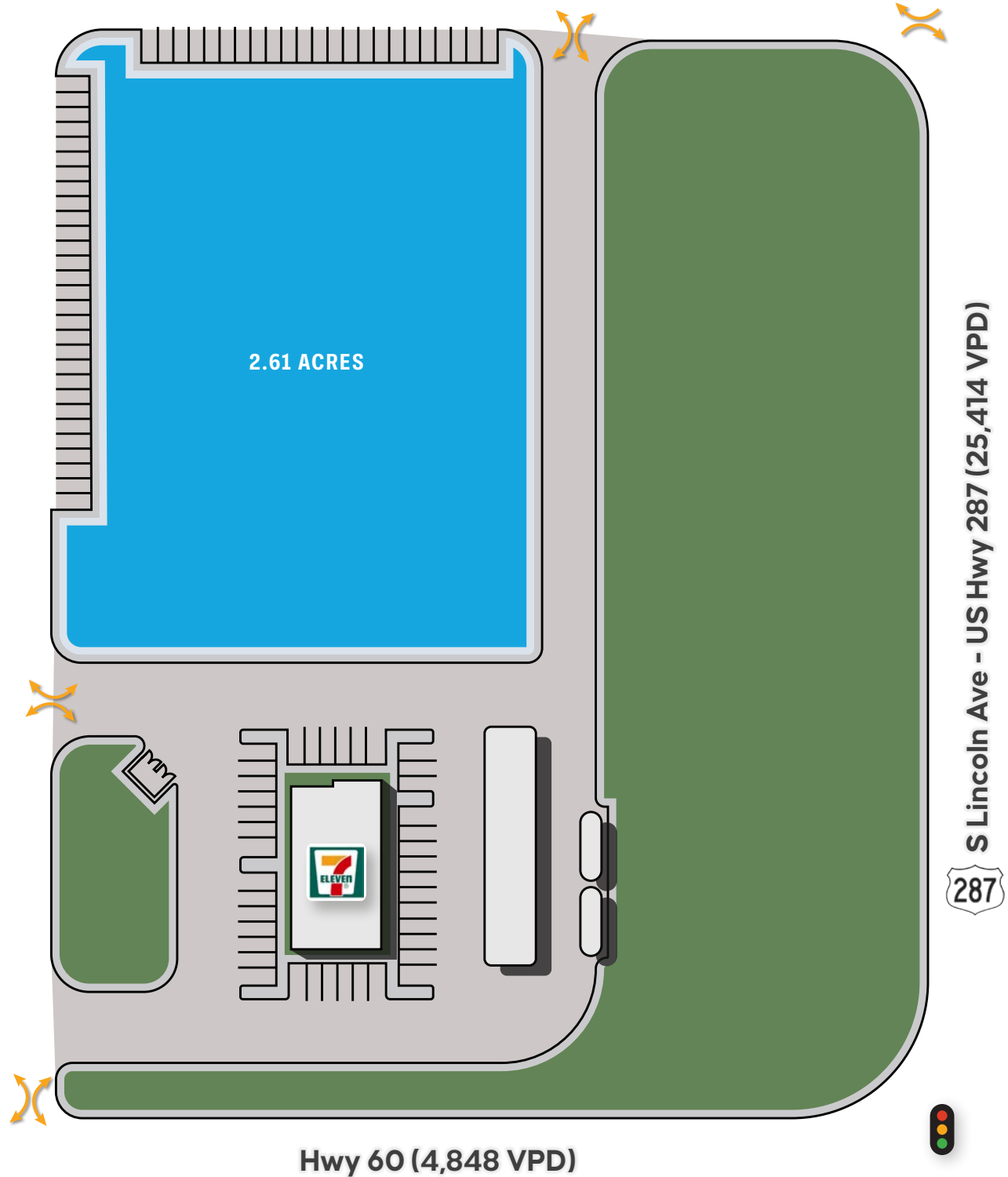


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Site Plan



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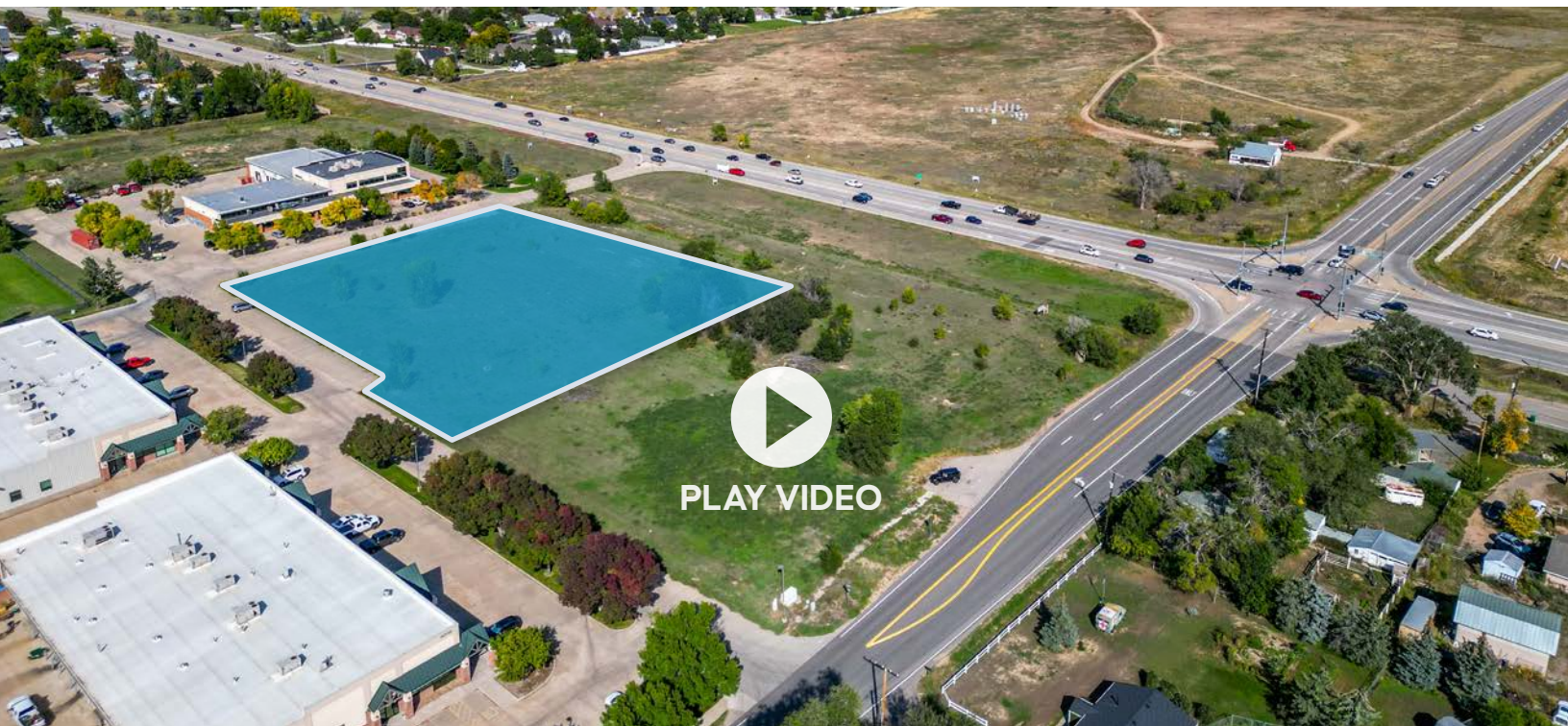
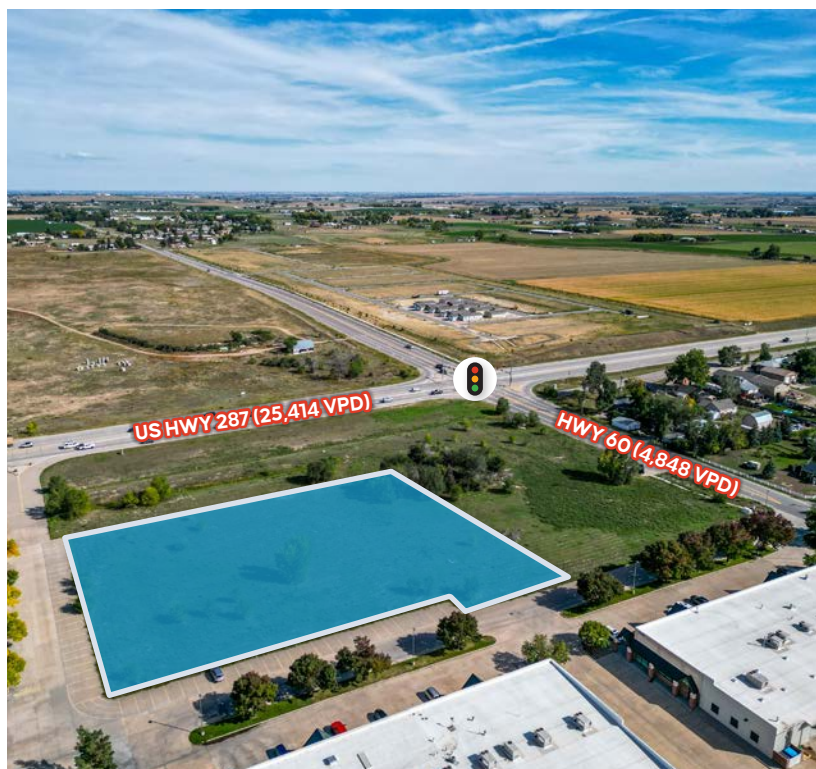


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AGENCY DISCLOSURE

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All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

[BLUEWESTCAPITAL.COM](https://bluewestcapital.com)



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