



AVAILABLE

# Marketplace at Centerra

Loveland, Colorado 80538



## Come to Centerra and Join These Major Retailers



### Location Highlights

- One of Northern Colorado's largest power centers
- Centerra's master-planned community attracts visitors from several neighboring communities and states
- 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
- 48,160 VPD along Highway 34
- Minutes from I-25 - 75,977 VPD
- Annual Pop Growth ('23-'28)
  - 3 Miles: 1.3%
  - 5 Miles: 0.9%
  - 10 Miles: 0.9%
- Convenient access to Windsor, Greeley and Fort Collins

### Centerra Master-Planned Community

- 8,500 Daily workers
- 585 Hotel rooms in a 5-mile radius
- 2,500 Single-Family and Multifamily Homes
- 150 Businesses located in Centerra
- 400 Students at High Plains School



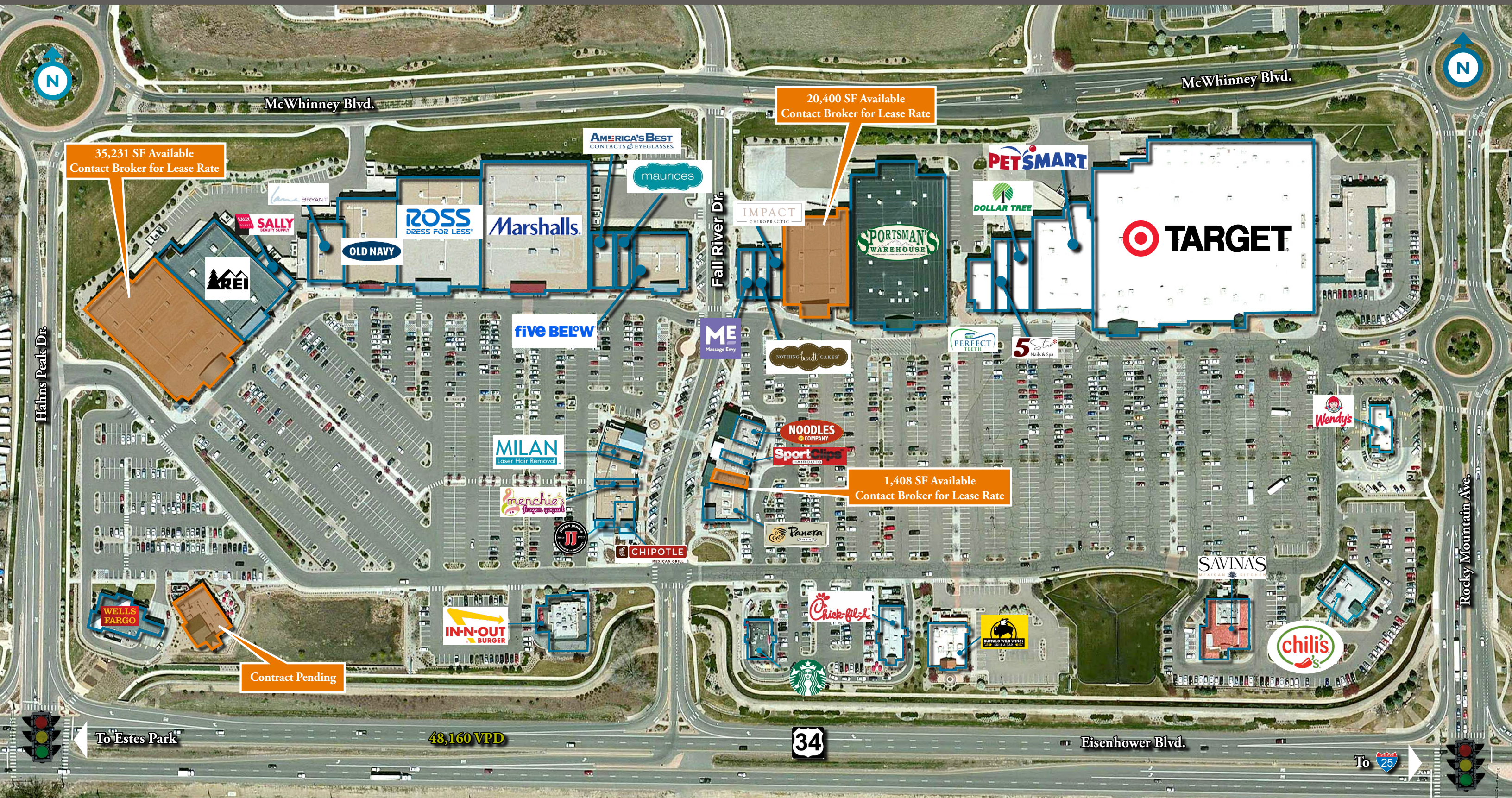


# Prime Retail Available

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## Marketplace at Centerra

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Demographics	CoStar 2024		
	2 Miles	5 Miles	10 Miles
2024 Population	13,708	74,157	260,948
2029 Population Projection	14,867	79,886	294,710
Average HH Income	\$125,201	\$111,358	\$117,975
Daytime Employment	14,028	45,146	110,320



For more information, please contact:

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