

LOVELAND MARKETPLACE

SEC Highway 34 & Rocky Mountain Avenue, Loveland, CO



All site plans, access points, elevations, landscaping, dimensions, and other design elements are conceptual and for illustrative purposes only. They are subject to change, modification or cancellation without notice and are contingent upon final approvals, permits and construction.

DEMOGRAPHICS

POPULATION



1 Mile:	4,333
3 Mile:	22,562
5 Mile:	64,450

DAYTIME POPULATION



1 Mile:	4,809
3 Mile:	18,154
5 Mile:	33,466

AVG. HH INCOME



1 Mile:	\$129,057
3 Mile:	\$147,651
5 Mile:	\$135,006

HOUSEHOLDS



1 Mile:	2,125
3 Mile:	9,667
5 Mile:	27,342

TRAFFIC COUNTS



Hwy 34 west of I-25:	55,574 vpd
I-25 at Hwy 34.:	71,831 vpd

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PROPERTY OVERVIEW

- New Shopping Center Development anchored by King Soopers
- King Soopers planned opening early 2028
- Retail pads and small shop space available
- 55,574 cars per day on Highway 34
- Rapidly growing trade area with easy access to Highway 34 and I-25
- Nearly 700 homes closed in 2025, with approximately 2,405 additional homes planned within the immediately surrounding trade area

DEVELOPED BY:



DEVELOPER CONTACT:

Heather Wiseman

Sr. Vice President, Leasing
303-656-8713

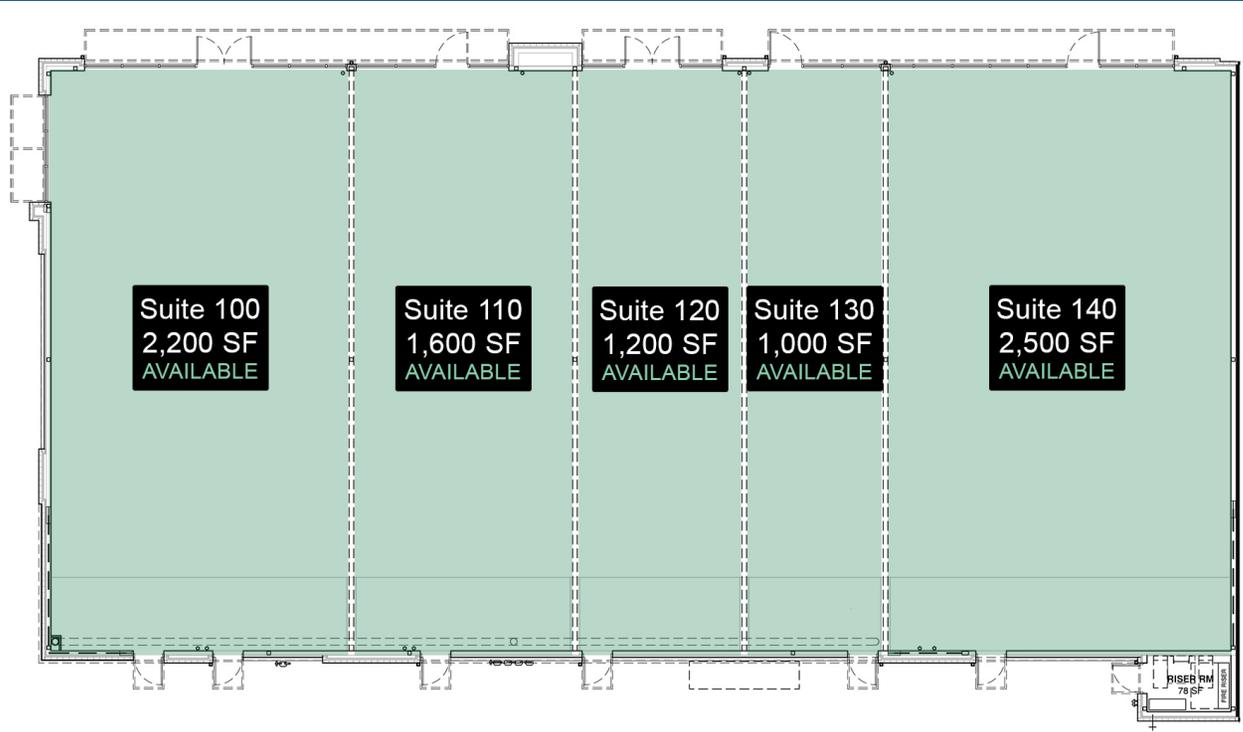
hwiseman@evgre.com

CROSBIE
REAL ESTATE
GROUP

RETAIL SHOP SPACE FOR LEASE

SEC Highway 34 & Rocky Mountain Avenue, Loveland, CO

SITE PLAN



RETAIL SHOPS

Suite	Square Footage	Availability
100	2,200	Available
110	1,600	Available
120	1,200	Available
130	1,000	Available
140	2,500	Available

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RENDERING



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SITE