SCHMER FARM MARKETPLACE

SEC Highway 34 & Rocky Mountain Avenue, Loveland, CO

DEMOGRAPHICS

POPULATION

1 Mile:	5,407
3 Mile:	25,492
5 Mile:	71,648

DAYTIME POPULATION

1 Mile:	5,267
3 Mile:	20,034
5 Mile:	35,915

AVG. HH INCOME

1 Mile:	$125,874
3 Mile:	$148,487
5 Mile:	$145,329

HOUSEHOLDS

1 Mile:	2,730
3 Mile:	11,221
5 Mile:	30,688

TRAFFIC COUNTS

Hwy 34 west of I-25:	55,877 vpd
I-25 at Hwy 34.:	76,421 vpd

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
- Half mile from I-25 freeway interchange that sees over 70,000 VPD

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CROSBIE REAL ESTATE GROUP

DEVELOPED BY:

Evergreen Multifamily Retail Industrial

DEVELOPER CONTACT:

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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	Deal Pending
130	1,000	Deal Pending
140	2,500	Deal Pending

** Suites can be combined or demised differently than shown*

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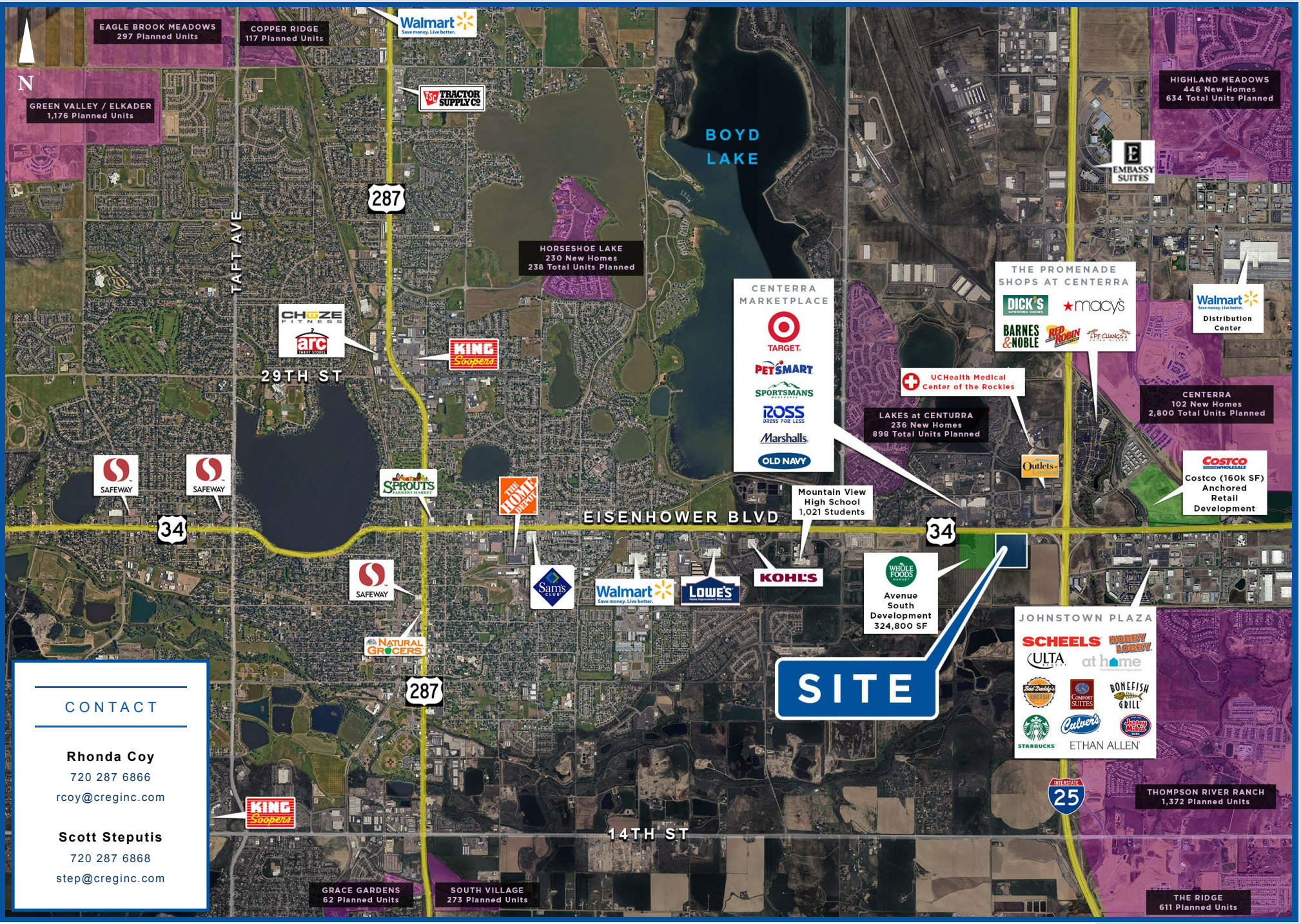
RENDERING

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.

SCHMER FARM MARKETPLACE

SEC Highway 34 & Rocky Mountain Avenue, Loveland, CO



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