

Centerra – Northern Colorado’s Regional Retail Hub

I-25 Frontage Pad Available for Lease or Build to Suit

I-25 & Highway 34 | Loveland, Colorado 80538



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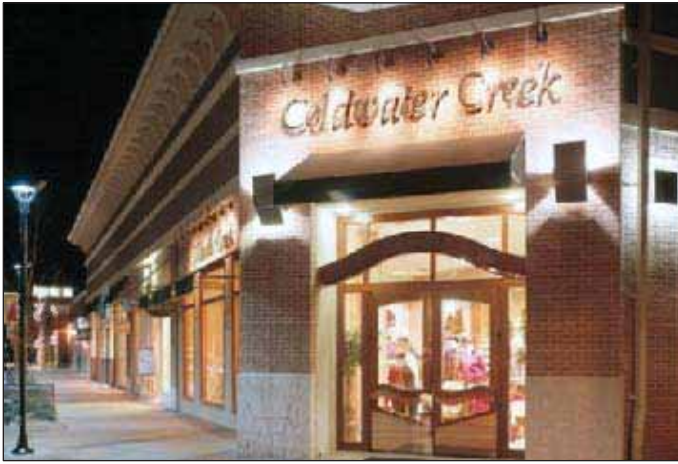
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Information

ABOUT THE SITE

Located at **Centerra**, a 3,000-acre master planned community, these parcels are part of the bustling epicenter of Northern Colorado and adjacent to a 680,000-square-foot lifestyle center, The Promenade Shops at Centerra. Parcel 502 currently features Jared, The Galleria of Jewelry, and offers another 128,089 square feet of land. With interstate visibility that has attracted some of the biggest names in retail today and easy access via the Centerra Parkway, these locations will allow your business to thrive.

ABOUT CENTERRA & LOVELAND, COLORADO
 Centerra, an award-winning 3,000-acre master-planned community located in Loveland, Colorado, is a McWhinney development. Centerra embodies the Colorado lifestyle by integrating green-built neighborhoods with preserved natural areas, recreation trails, premier shopping and dining, top employers, highway access, medical services, and community oriented events and activities. Centerra offers Northern Colorado's first lifestyle center, The Promenade Shops at Centerra; it is home to Medical Center of The Rockies, a state-of-the-art 136 bed regional hospital that is on track to be one of the only LEED certified hospitals in the nation; and features The Marketplace at Centerra, Northern Colorado's largest contiguous power shopping center. Adjacent employment generators include the Rangeview Office Campus, the Medical Center of the Rockies, Skyline Center for Health, the Heska Corporation Campus, Kroll Factual Data, and many more.

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Demographics

(MetroStudy, May 2007; Claritas)

	3 miles	5 miles	10 miles
Population	23,551	66,395	184,279
Pop Growth to 2011	28.2%	17.6%	16.5%
Avg. HH Inc.	\$62,379	\$67,850	\$81,708
Daytime/Employee	8,710	31,265	91,285
Median Age	38.8	36.1	36.3

Traffic Counts

(CDOT 2007)

On Interstate 25 north of State Highway 34
 71,200 cars/day



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