



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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Demographics	CoStar 2025		
	2 Miles	5 Miles	10 Miles
2025 Population	13,678	74,208	263,859
2030 Population Projection	14,524	77,488	278,096
Average HH Income	\$120,404	\$116,040	\$102,884
Daytime Employment	14,329	44,895	111,464



For more information, please contact:

AKI PALMER
Cushman & Wakefield
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Cushman & Wakefield
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

PETER PAVLAKIS
Legend Partners
+1 720 529 2990
ppavlakis@legendllp.com

772 Whalers Way, Suite 200, Fort Collins, Colorado 80525
T +1 970 776 3900 | F +1 970 267 7419 | cushmanwakefield.com

2000 S. Colorado Blvd., Colorado Center // Annex 320, Denver, CO 80222
T +1 720 529 2999 | legendllp.com