

RETAIL/OFFICE SPACE FOR LEASE

935 Mountain Ave., Berthoud, CO



PROPERTY DETAILS

Available Space: 496 RSF

Lease Rate: \$24.00/SF NNN

Expenses: \$8.98/SF

Co-Tenants:

- Hays Market
- Anytime Fitness
- Mini Kix (dance studio)
- Grandpa's Cafe
- H&R Block
- Salon Michelle
- Berthoud Family Dentistry
- Chiro Now!
- American Family Insurance
- NoCo Credit Union
- Animal Health & Home

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BERTHOUD VILLAGE SHOPPING CENTER

LEASE RATE: \$24.00/RSF NNN (\$8.98/SF)

- High traffic retail, high visibility retail space available in Berthoud's only grocery anchored shopping center
- Storefront visible space with open layout currently used for med spa
- Strong mix of national and local co-tenants offering grocery, retail, food health care and family-oriented services
- Ideal for any small service retail or professional office use such as med spa, nail salon, dry cleaner, cell phone store, physical therapy, boutique real estate office and more
- Building signage available
- Available 9/1/2026



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2026 Population	6,802	17,015	27,229
Avg. HH Income	\$139,554	\$147,374	\$146,673
Households	2,751	6,569	10,783
Businesses	333	488	712
Employees	2,491	3,416	5,102



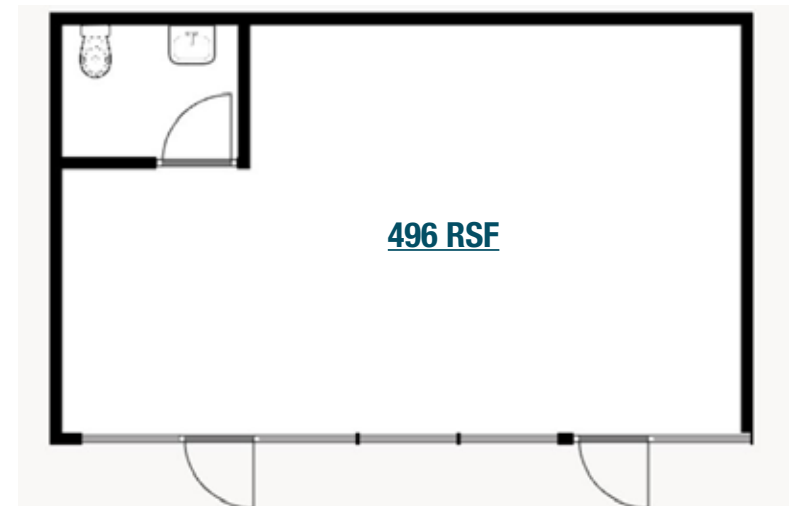
TRAFFIC COUNTS (Source: STDBOnline)

Mountain Ave. @ Property	14,300 VPD
US Hwy 287 @ Mountain Ave (Hwy 56)	19,899 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 8/10/2026

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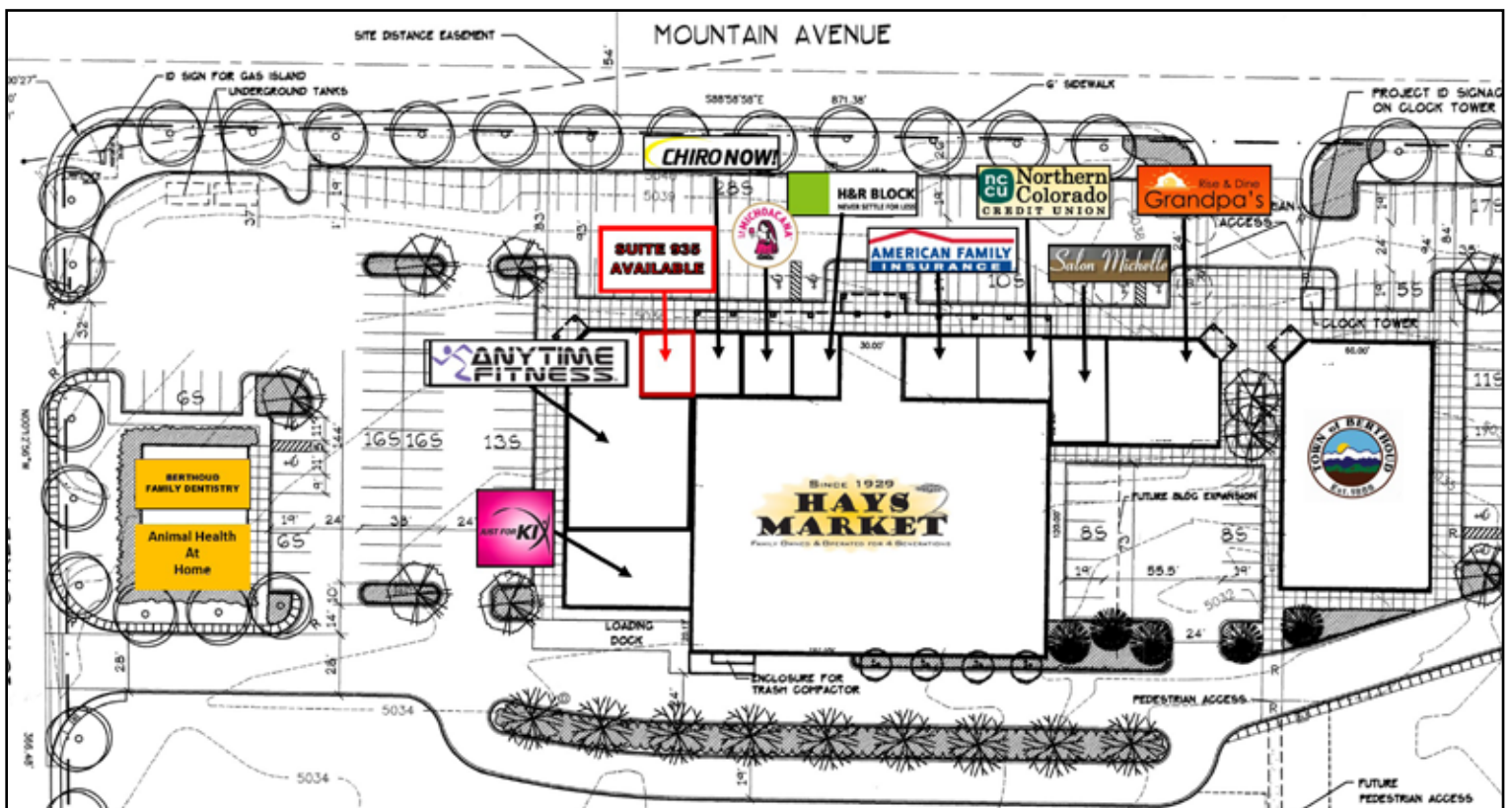


SUITE 935

- Flexible open floor plan
- High traffic, high visibility near Hays Market entrance
- Clean, attractive finishes
- Great for small service use or retail shop

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