

RESTAURANT / RETAIL SPACE FOR LEASE

821 Mountain Avenue
Berthoud, CO



PROPERTY DETAILS

Available Space: 2,754 RSF
 Suite A: 1,190 RSF Retail Space
 Suite B: 1,564 RSF Restaurant Space
Lease Rate: \$28.00 - \$32.00/SF NNN
Expenses: \$10.54/SF

Co-Tenants:

- Hays Market
- Grandpa's Cafe
- Anytime Fitness
- Salon Michelle
- Northern Colorado Credit Union
- American Family Insurance

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BERTHOUD VILLAGE SHOPPING CENTER LEASE RATE: \$28 - \$32/RSF NNN (est.\$10.54/SF)

- Hard to find restaurant/retail space in Berthoud's only grocery anchored shopping center
- Strong co-tenancy in shopping center anchored by Hays Market, Anytime Fitness, H&R Block, American Family Insurance and many more
- Mature, high traffic area with excellent demographics and high household income
- Some restaurant infrastructure in place - walk-in cooler, type 2 commercial hood, grease trap and two dish sinks
- Underserved market with limited retail opportunities to serve rapidly growing population
- Former pizza restaurant with sit-down or take-out/delivery potential
- Central Berthoud location next to Town Hall
- Landlord has begun demo for split plan to accommodate a restaurant and a retail tenant



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,134	16,465	26,404
Avg. HH Income	\$129,929	\$137,306	\$136,069
Households	3,182	6,359	10,449
Businesses	330	476	707
Employees	2,627	3,460	5,163



TRAFFIC COUNTS (Source: STDBOnline)

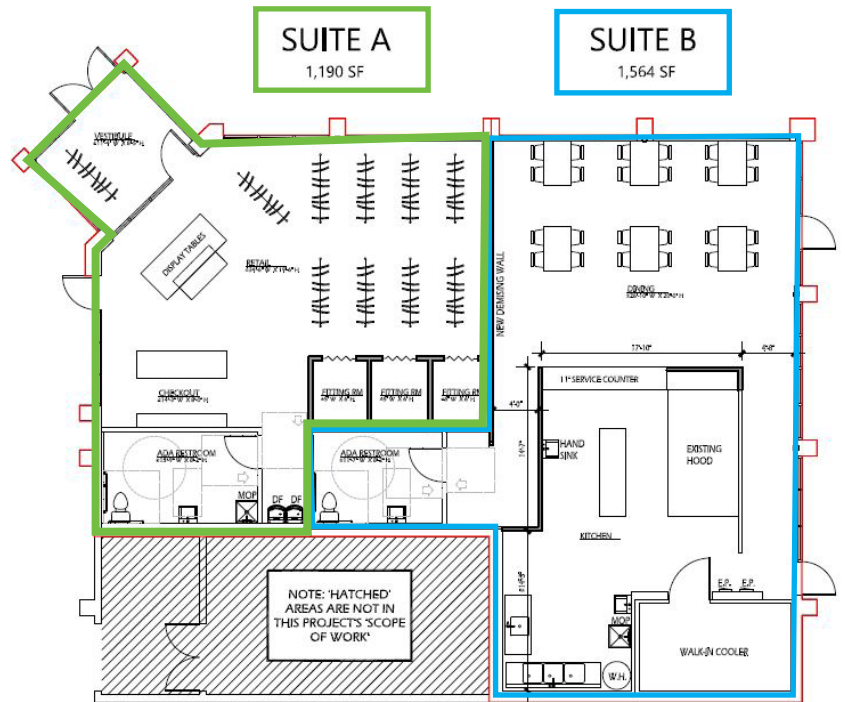
Mountain Ave. in front of center 14,300 VPD

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. 12/17/2025

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PROPOSED SPLIT FLOORPLAN



Conceptual Split Plan in process



End cap with excellent parking and easy take-out or delivery potential

Demolition complete - Restaurant Infrastructure in place - Ready to Complete Split Plan



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Just minutes from US Highway 287 to the west.



BERTHOUD FAMILY DENTISTRY
Animal Health At Home

SUBJECT PROPERTY

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MINDFULLY CREATING COMMUNITY

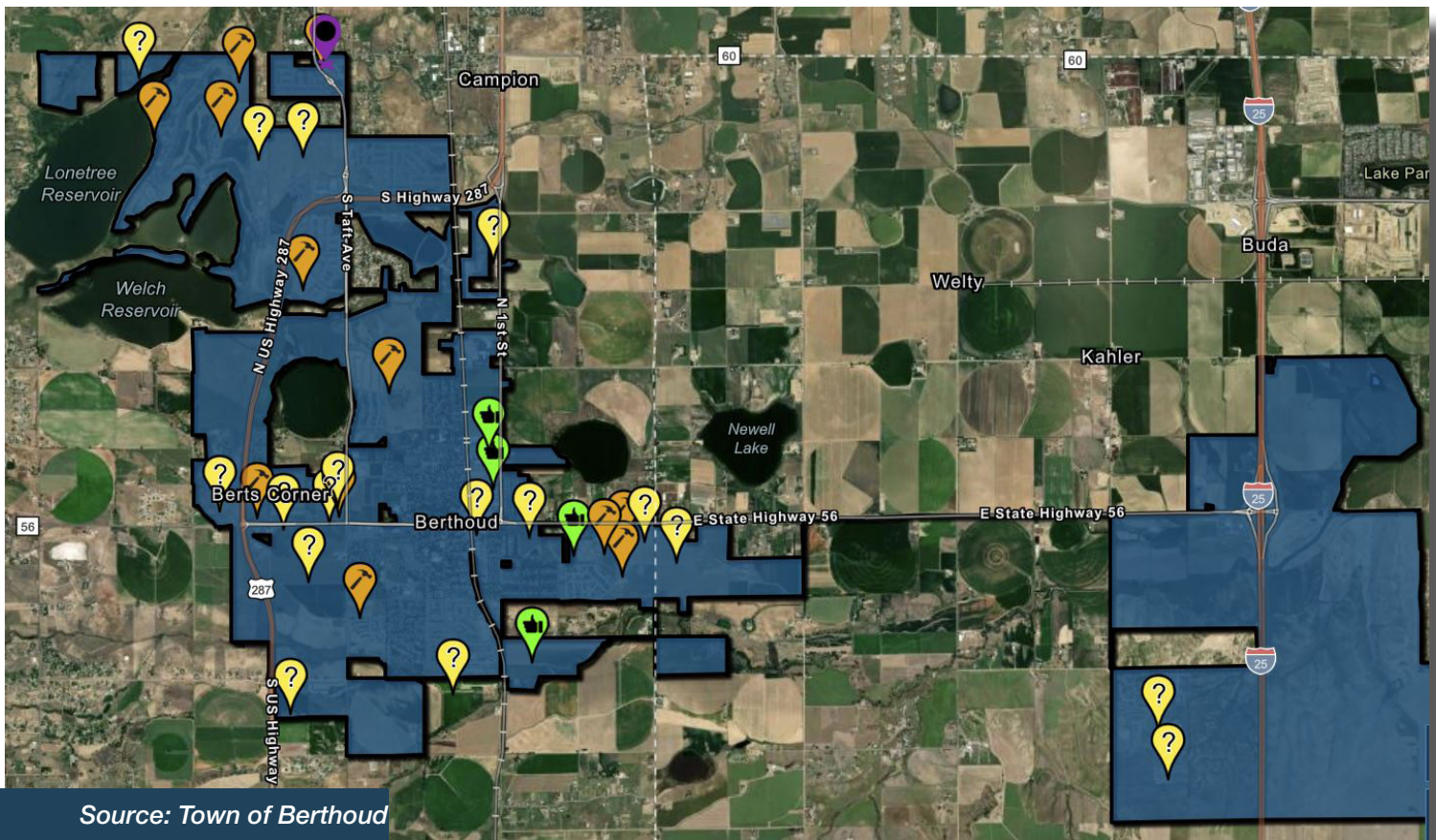
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BERTHOUD, CO

“THE GARDEN SPOT OF COLORADO”

- One of Northern Colorado’s fastest growing communities with impressive projected population growth through 2040
 - Centrally located between two world class campuses of Colorado State University in Fort Collins and University of Colorado at Boulder
 - Berthoud is home to the new TPC Colorado Golf Course - The only TPC course in the state of Colorado, and the state’s first ground-up golf course development in nearly 10 years
 - Berthoud’s centralized location near the I-25 corridor and US-287 bypass attracts an ideal demographic that can easily commute anywhere in Northern Colorado
 - Berthoud has made a large investment in infrastructure, roads, and fiber optics to accommodate development and has proactive incentives aimed to create jobs for the area
 - Berthoud is 46 miles north of Denver, 30 minutes south of Fort Collins, and has access to 2.5 million people within 60 minutes
 - Centrally located between Colorado State University in Fort Collins and Colorado University at Boulder and approx. 20 minutes from both Longmont and Fort Collins Front Range Community College campuses
- Source: <https://berthoudeconomicdevelopment.com/demographics-community-profiles>



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