

*Retail Pads For Sale*

# NEW CONSTRUCTION RETAIL SPACE

WESTSIDE CROSSING SHOPPING CENTER



LOVELAND RESERVOIR

tri pointe  
HOMES  
UNDER CONSTRUCTION

287

56

## NEC US Hwy 287 & CO Hwy 56

Lot Pricing \$1,000,000 - \$2,500,000  
Berthoud, Colorado



MINDFULLY CREATING COMMUNITY



MINDFULLY CREATING COMMUNITY



# Westside Crossing | Berthoud, Colorado

## Retail Pads For Sale

LC Real Estate Group is pleased to present the opportunity to purchase fully developed retail pad sites in the new Westside Crossing Shopping Center in Berthoud, Colorado.

- **New construction, retail shopping center** in fast growing Berthoud community
- **Hard corner/lighted intersection** at CO Highway 56 and US Highway 287 in Berthoud
- **Underserved market** with limited Service Retail and restaurants in trade area
- **Final Construction plans and plat pending** and site work set to begin late Spring 2024
- **Approved site plan of** box-anchored shopping center with flexible spaces up to 50,000 sf
- Close proximity to **TPC Colorado Golf Course**; growing community with development projects in the works that will take population base to 20k people
- **Anchor site** ideal for grocer, farm & ranch, dollar store, pet store, etc., No natural grocers in rapidly growing community
- **Pad sites for restaurants, automotive, daycare, quick lube, banks, fast food, gas/convenience, etc.**

Exclusively Marketed  
For Sale By



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### Confidentiality Agreement & Offering Disclosure

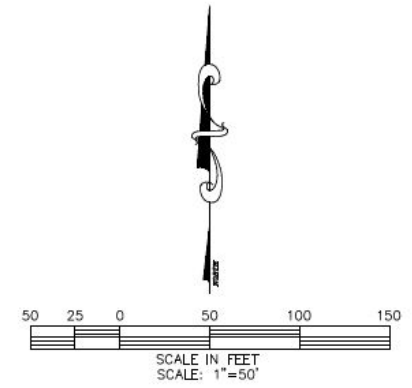
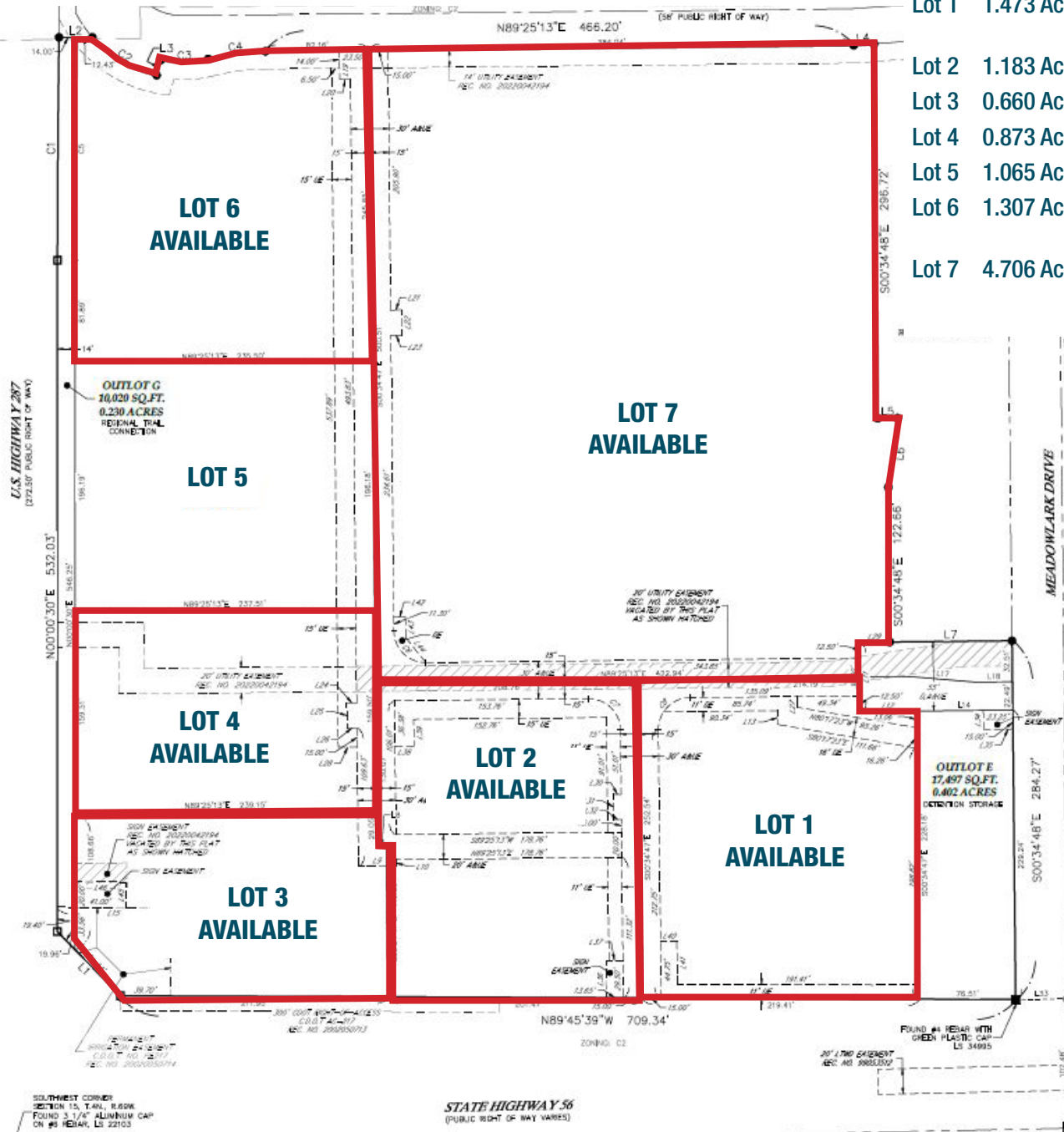
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# SITE OVERVIEW

## WESTSIDE CROSSING

NEC US HIGHWAY 287 & CO HIGHWAY 56  
BERTHOUD, CO

	LOT SIZE	PROPOSED USE	PRICING
Lot 1	1.473 Acres	Retail/Restaurant/ Automotive	\$1,400,000
Lot 2	1.183 Acres	Gas/Convenience Store	\$1,300,000
Lot 3	0.660 Acres	Retail/Restaurant	\$1,250,000
Lot 4	0.873 Acres	Fast Food	\$1,000,000
Lot 5	1.065 Acres	Carwash	UNDER CONTRACT
Lot 6	1.307 Acres	Automotive/Daycare/ Restaurant	\$1,000,000
Lot 7	4.706 Acres	Anchor/Mixed Use	\$2,500,000



**LEGEND**

- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP LS 22103
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 3B209
- CALCULATED POSITION
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AM&E ACCESS & UTILITY EASEMENT
- D,AM&E DRAINAGE, ACCESS & UTILITY EASEMENT

SITE OVERVIEW

SOUTHWEST CORNER  
SECTION 15, T4N, R6E  
FOUND 3 1/4" ALUMINUM CAP  
ON #6 REBAR, LS 22103

STATE HIGHWAY 56  
(PUBLIC RIGHT OF WAY VARIES)

# WESTSIDE CROSSING

NEC US HIGHWAY 287 & CO HIGHWAY 56  
BERTHOUD, CO

## AERIAL OVERVIEW



Berthoud Recreation  
Center at Waggener

Downtown Berthoud

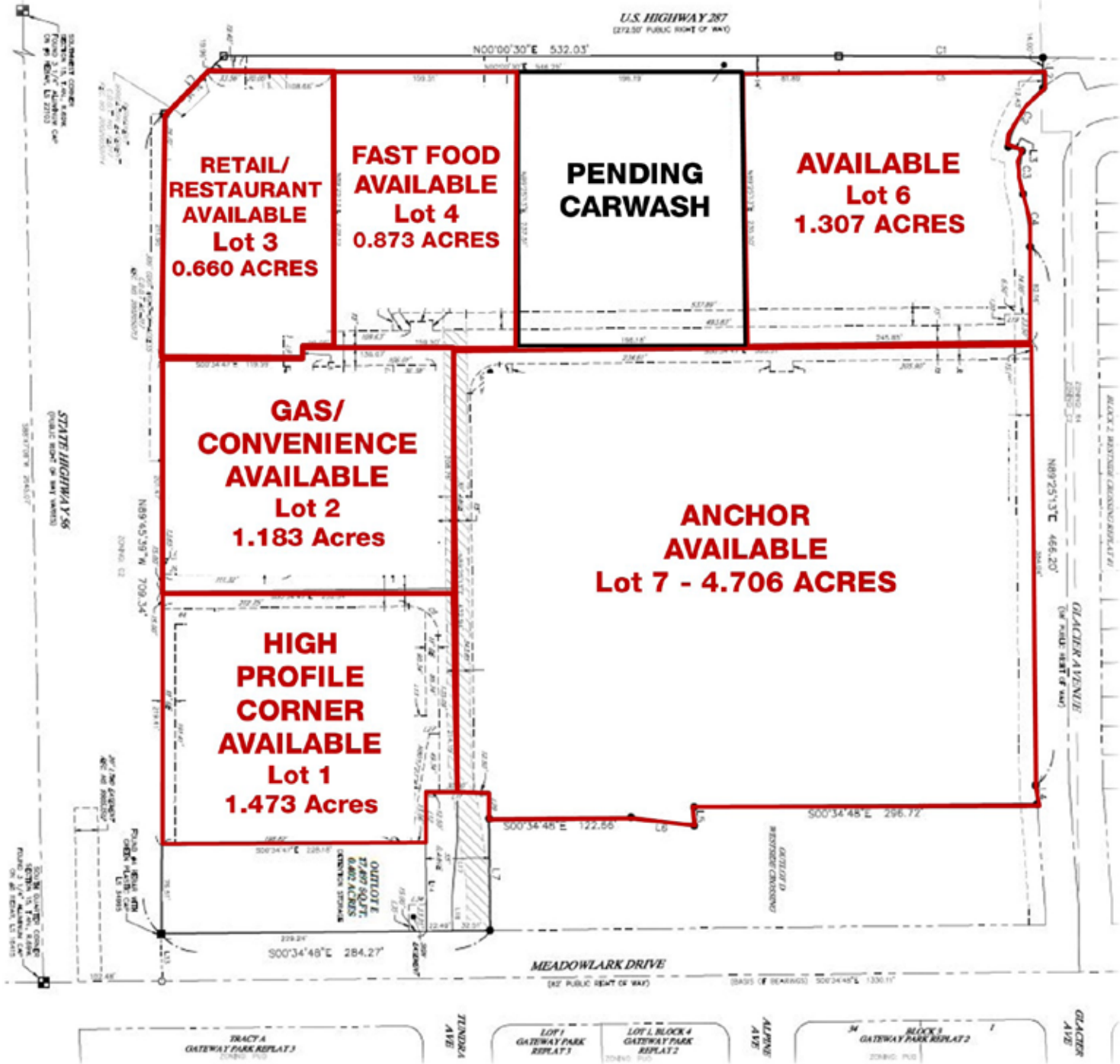
tri pointe  
HOMES  
UNDER CONSTRUCTION

Gateway Park  
Commercial Lots



Parkway Plaza  
Commercial Lots

**SITE PLAN**



# WESTSIDE CROSSING

NEC US HIGHWAY 287 & CO HIGHWAY 56  
BERTHOUD, CO

MAP #	SUBDIVISION	*VDL	FUTURE	TOTAL
1	Farmstead	2	573	627
2	Harvest / South	30	32	65
3	Heron Lakes	9	413	433
4	Heron Lakes / Custom	22	0	121
5	Heron Lakes / Landmark (TH)	0	105	177

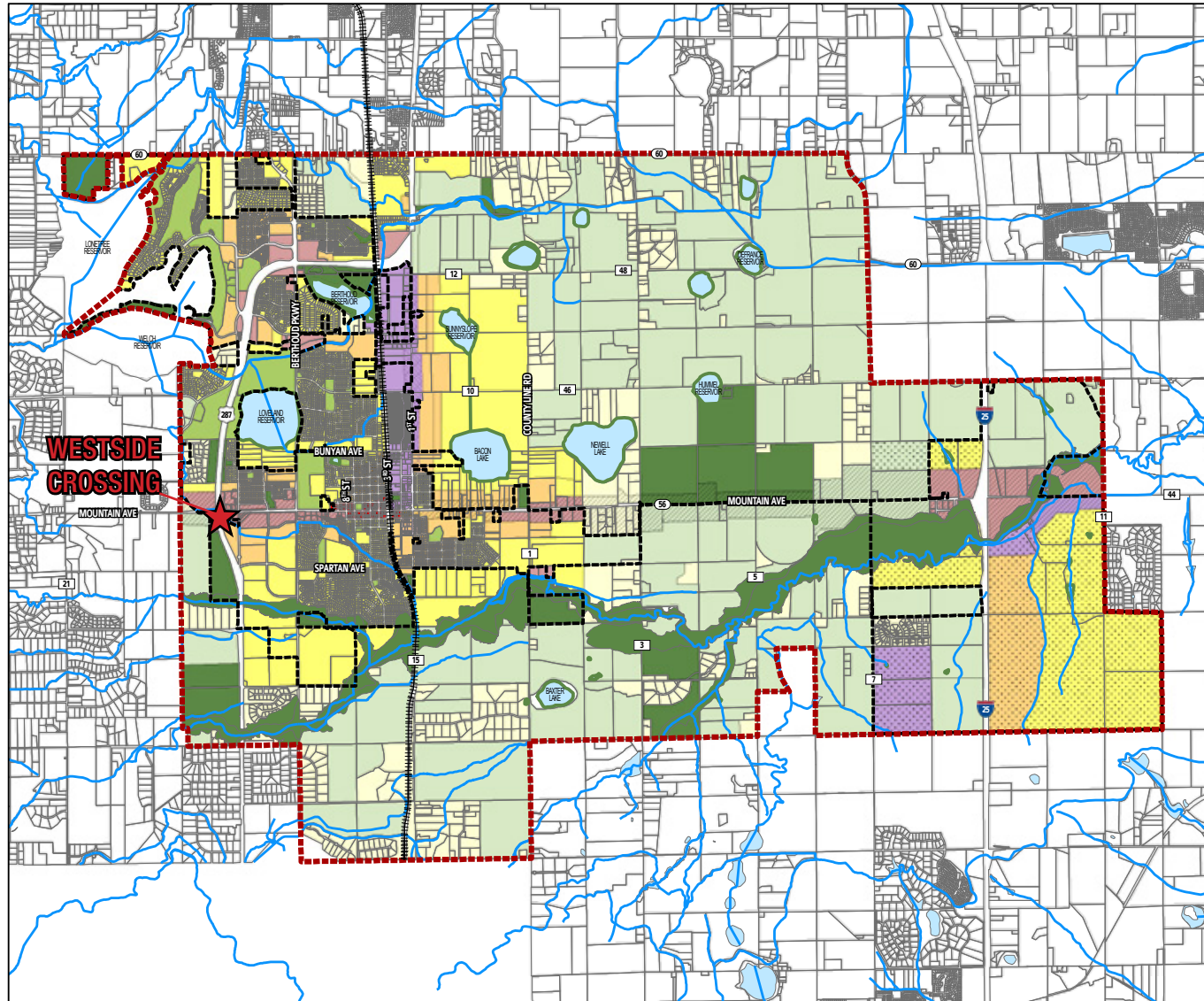
MAP #	SUBDIVISION	*VDL	FUTURE	TOTAL
6	Heron Lakes / Rookery Estate	43	11	75
7	Heron Lakes / Toll	63	0	130
8	Heron Lakes / Villas (Patio)	0	60	76
9	Riverside Farms	1	24	45
10	Vantage / DR Horton	132	30	383

<b>TOTAL</b>		<b>302</b>	<b>1,248</b>	<b>2,132</b>
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AREA DEVELOPMENT

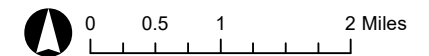
Significant development continues in the 287 Corridor including rezoning to allow for more uses and development including residential subdivisions, high-end industrial condos, and various commercial centers with both retail and professional uses



**FUTURE LAND USE PLAN MAP**  
BERTHOUD COMPREHENSIVE PLAN

Last Revised: September 9, 2021

- Growth Management Area
- Place Type: Natural Areas**
  - Environmentally Sensitive Area
  - Open Space
  - Parks, Recreation & Trails
  - Ditch/Canal - Potential Trail Connections
- Place Type: Rural Areas**
  - Agricultural
  - Rural Residential
- Place Type: Suburban Areas**
  - Suburban Residential
  - Suburban Business
- Place Type: General Urban Areas**
  - Urban Residential
  - Innovation District
- Place Type: Urban Center**
  - Old Town Residential
  - Downtown
- Place Type: Special Districts**
  - New Berthoud
  - 1st Street Corridor
  - Mountain Avenue Corridor





## 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

POPULATION	3-Mile	5-Mile	10-Mile	County
2010	8,944	18,590	167,541	299,630
2023	16,701	27,349	202,008	375,558
Annual % Change	6.67%	3.62%	1.58%	1.95%
Avg. Family Size	2.62	2.54	2.43	2.39

INCOME	3-Mile	5-Mile	10-Mile	County
Median HH Income	\$102,267	\$99,390	\$85,542	\$82,129

AGE	3-Mile	5-Mile	10-Mile	County
Median Age	45.1	45.6	41.5	37.8
Less than 18	19.6	19.5	21.7	19.5
18-24	7.4	7.1	7.7	12.8
25-34	11.3	11.3	12.4	14.2
35-64	42.5	41.3	39.3	36.5
65+	19.2	20.8	19.0	17.0

### FOOTNOTES

Source: Esri Community Profile as of Q1 2023

EDUCATION	3-Mile	5-Mile	10-Mile	County
High School	96.2%	96.4%	95.1%	96.6%
College	53.4%	52.7%	53.6%	61.9%

Colorado is 2nd Most Educated State in the United States (US News & World Report | May 2023)

### FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q1 2023



## BERTHOUD, CO “THE GARDEN SPOT OF 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>

### UNEMPLOYMENT

	MSA	County	State	US
May 2023	2.40%	2.40%	2.80%	3.70%

Source: <https://fred.stlouisfed.org> Unemployment Rate as of May 2023

### EMPLOYMENT

	3-Mile	5-Mile	10-Mile	County
Non-Farm Payroll Total	3,068	4,989	67,348	171,450
Agriculture/Mining	3.00%	2.35%	0.51%	0.48%
Construction	16.00%	15.71%	7.50%	5.65%
Manufacturing	10.27%	7.26%	7.27%	6.35%
Trade, Transportation, & Utilities	20.57%	18.20%	17.95%	18.19%
Information	2.80%	2.14%	2.08%	2.27%
Financial Activities	5.28%	6.11%	7.63%	6.98%
Professional & Business Services	6.29%	6.23%	5.72%	7.18%
Education and Health Services	16.00%	22.21%	26.81%	25.11%
Leisure and Hospitality	12.29%	11.12%	12.76%	13.85%
Other Services	5.51%	6.61%	6.97%	6.36%
Government	1.99%	2.04%	4.79%	7.57%
	3-Mile	5-Mile	10-Mile	County
Owner Occupied Housing	78.60%	77.40%	66.40%	60.90%

### FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q1 2023

# WESTSIDE CROSSING RETAIL

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