

# WESTSIDE CROSSING SHOPPING CENTER

**PADS NEARING COMPLETION!**



**NEC US Hwy 287 & CO Hwy 56**  
Berthoud, Colorado *Retail Pads For Sale*







# 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.



- **PAD SITES NEARING COMPLETION!**
- **New construction, retail shopping center** in fast growing Berthoud community
- **Hard corner/lighted intersection** at CO Highway 56 and US Highway 287 in Berthoud with approx. 35,000 VPD
- **Underserved market** with limited Service Retail and restaurants in trade area
- **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 grow the population in excess of 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.**
- [Link for Berthoud Development Activity data](#)

Click here for property video



Exclusively Marketed  
For Sale By



**Nathan Klein**  
Senior Partner | Senior Broker  
(970) 222.2473  
nathan@lcrealestategroup.com



**Imran Bhimani**  
Broker Associate  
(970) 518.7704  
imran@lcrealestategroup.com

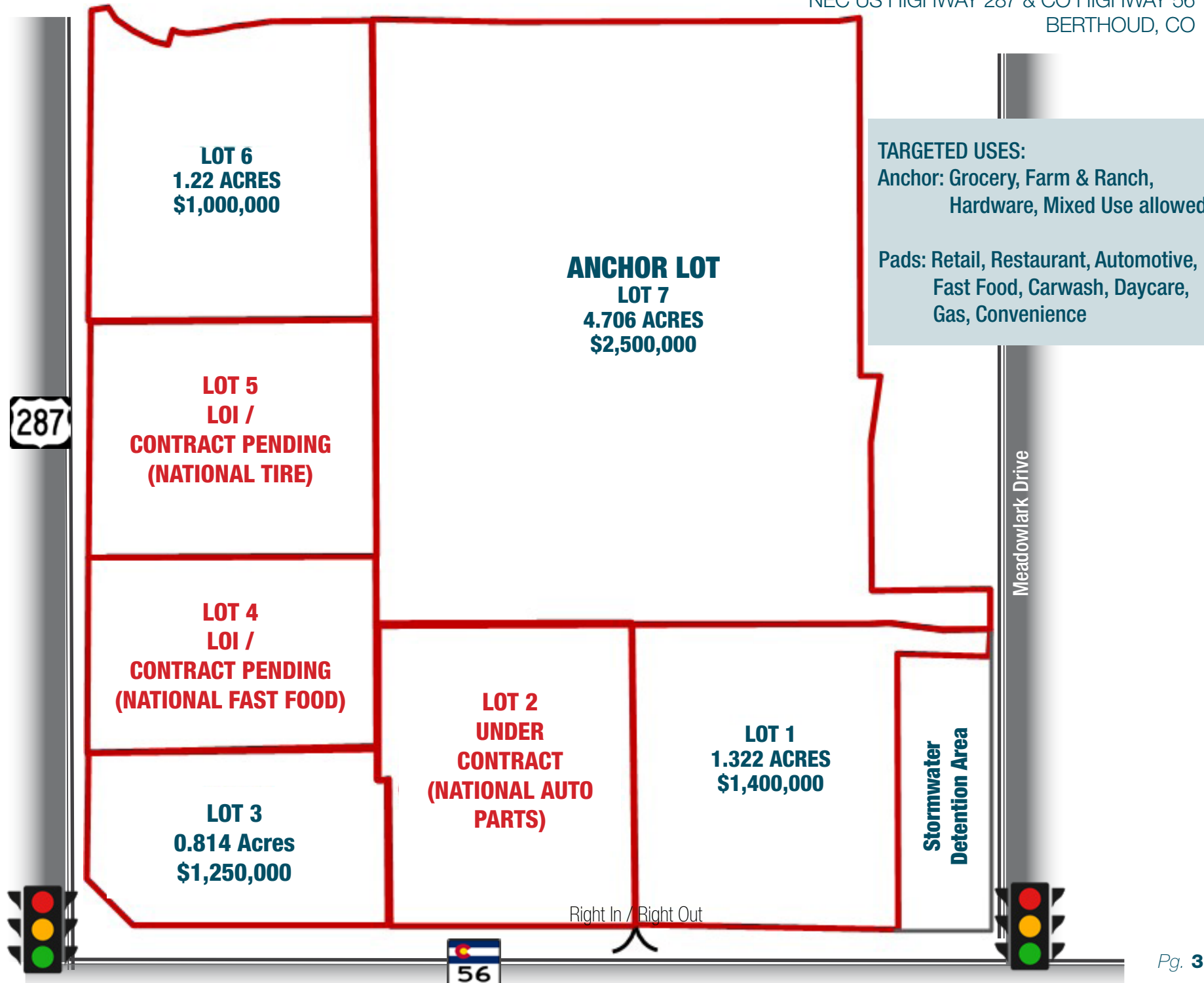
### Confidentiality Agreement & Offering Disclosure

The information provided within this document has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness.

## SITE OVERVIEW

## WESTSIDE CROSSING

NEC US HIGHWAY 287 & CO HIGHWAY 56  
BERTHOUD, CO

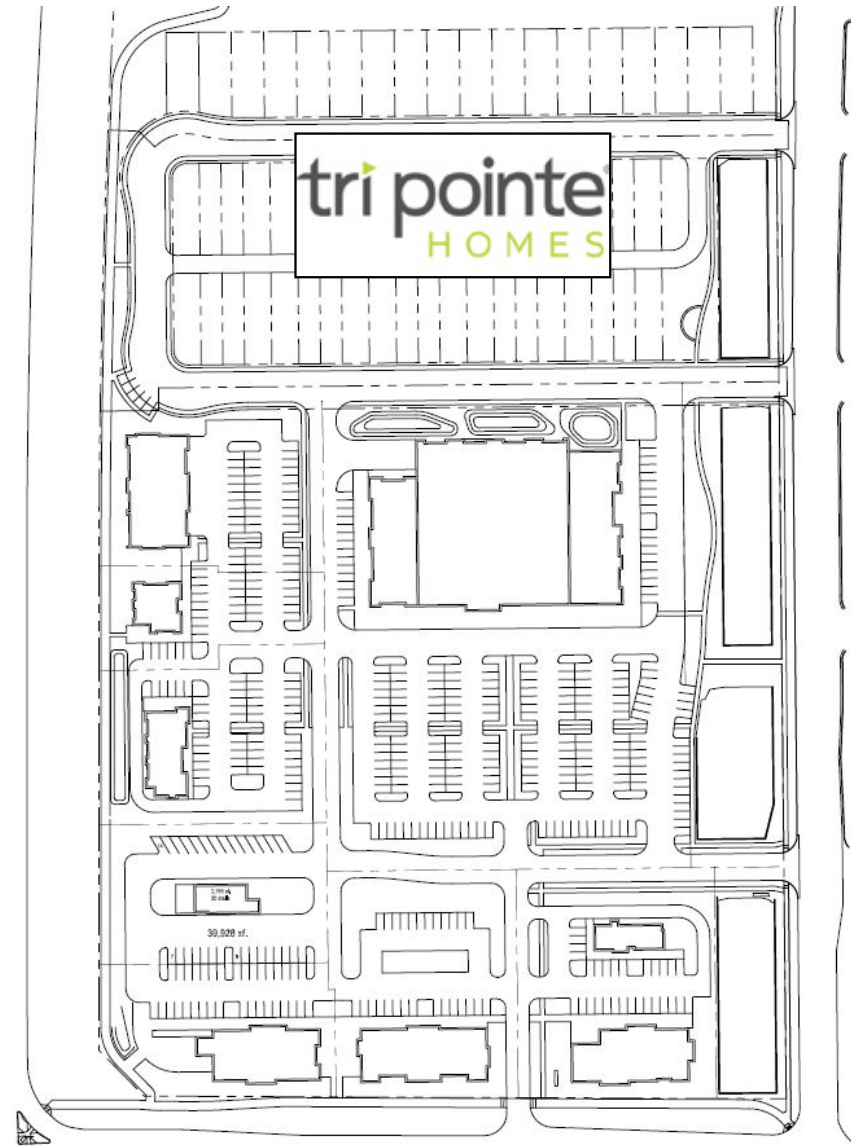


# SITE PLANS

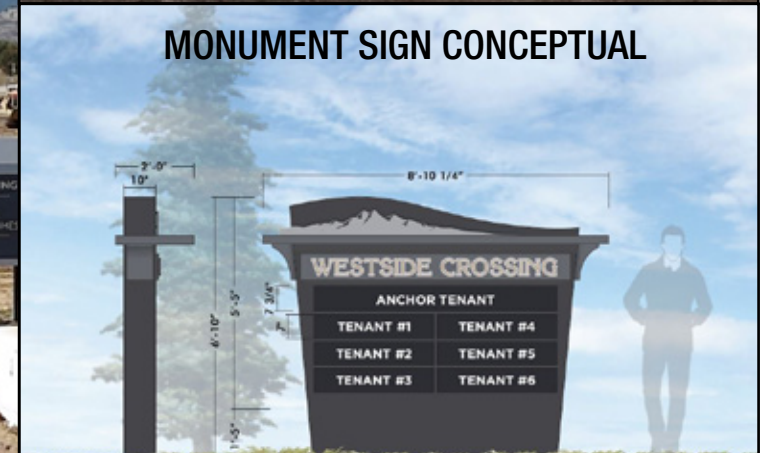


## WESTSIDE CROSSING

NEC US HIGHWAY 287 & CO HIGHWAY 56  
BERTHOUD, CO











Berthoud Recreation  
Center at Waggener

Collins Park  
Community

Gateway Park  
Community

Downtown Berthoud

Gateway Park  
Commercial Lots

**PAD SITES NEARING COMPLETION**  
**PHOTOS COMING SOON!**



### Residential Projects

#28 Farmstead 2nd / Apart.  
#7 Fickel Farm  
#11 Hammond  
#12 Harvest Ridge  
#13 Heritage Rdige  
#30 Heron Lakes  
#31 Ludlow Farms

### Units

285 sf / 281 mf  
101 sf units  
371 sf + mf units  
97 sf units  
430 sf units  
705 sf + mf units  
1,264 sf + th units

### Residential Projects

#32 Prairie Star  
#20 Revere  
#21 Rose Farm Acres  
#23 Vantage

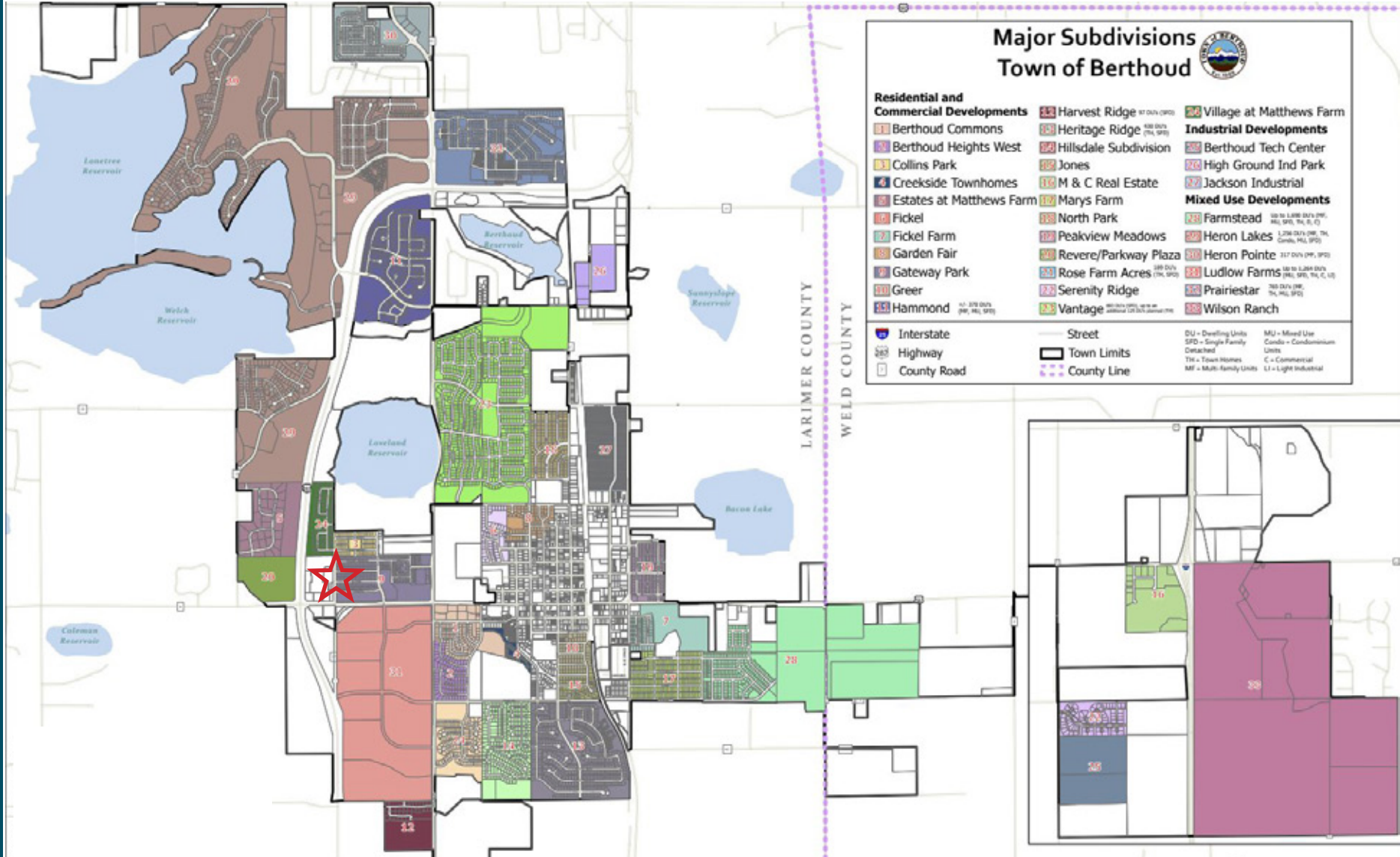
★ Westside Crossing

### Units

508 sf + mf units  
31 sf + 222 mf  
189 sf + th units  
693 sf units  
56 sf units

**TOTAL DUs Approved or in  
Development Review**

**4,952+ units**





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	9,170	17,997	167,847	299,630
2024	17,240	27,349	203,448	378,187
Annual % Change	6.29%	3.71%	1.52%	1.87%
Avg. Family Size	2.62	2.54	2.42	2.38
INCOME	3-Mile	5-Mile	10-Mile	County
Median HH Income	\$113,599	\$108,809	\$94,692	\$94,331

AGE	3-Mile	5-Mile	10-Mile	County
Median Age	41.8	43.2	41.9	38.1
Less than 18	22.1	20.6	19.5	18.5
18-24	7.0	7.0	7.9	12.2
25-34	10.8	10.9	12.9	15.1
35-64	40.7	39.4	38.7	35.8
65+	19.3	22.1	21.2	18.5

FOOTNOTES

Source: Esri Community Profile as of Q4 2024

EDUCATION	3-Mile	5-Mile	10-Mile	County
High School	97.1%	96.8%	95.5%	96.6%
College	54.1%	53.3%	55.1%	63.7%

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 Q4 2024



## 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	2.00%	2.90%	2.80%	3.90%

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	1.95%	1.55%	0.43%	0.43%
Construction	18.42%	17.93%	8.18%	5.62%
Manufacturing	10.57%	7.87%	6.60%	5.46%
Trade, Transportation, & Utilities	18.17%	17.00%	17.45%	16.60%
Information	2.66%	2.14%	2.21%	2.17%
Financial Activities	5.93%	6.10%	7.37%	6.87%
Professional & Business Services	5.93%	5.87%	6.10%	7.41%
Education and Health Services	16.07%	21.01%	27.32%	28.56%
Leisure and Hospitality	13.01%	12.01%	12.53%	12.79%
Other Services	5.80%	6.76%	7.04%	6.35%
Government	1.50%	1.76%	4.77%	7.10%

	3-Mile	5-Mile	10-Mile	County
Owner Occupied Housing	81.00%	77.40%	64.10%	57.50%

#### FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q4 2024

# WESTSIDE CROSSING RETAIL

---

## Berthoud, Colorado

Exclusively Marketed By:



***Nathan Klein***

Senior Partner | Senior Broker  
(970) 222.2473  
nathan@lcrealestategroup.com



***Imran Bhimani***

Broker Associate  
(970) 518.7704  
imran@lcrealestategroup.com

**LCRealEstateGroup.com**

1712 Topaz Drive, Loveland, CO 80537