

WESTSIDE CROSSING SHOPPING CENTER

tri pointe
HOMES

LOT 6

LOT 5

LOT 4

LOT 3

ANCHOR LOT

MEADOWLARK DRIVE

UNDER
CONTRACT

UNDER
CONTRACT

US HIGHWAY

287

20,000 VPD

MOUNTAIN AVE. 15,000 VPD

56

**PADS NOW
COMPLETE!!**

NEC US Hwy 287 & CO Hwy 56

Berthoud, Colorado

Retail Pads For Sale

REAL
ESTATE
GROUP

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.



- **PADS COMPLETED AND READY FOR END USERS!**
- **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**



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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.

287

LOT 6
1.22 ACRES
\$1,000,000

ANCHOR LOT

LOT 7
4.706 ACRES
\$2,500,000

LOT 5
1.065 ACRES
\$1,000,000

LOT 4
0.873 ACRES
\$1,000,000

LOT 3
0.814 Acres
\$1,250,000

LOT 2
UNDER
CONTRACT
(NATIONAL AUTO
PARTS)

LOT 1
UNDER
CONTRACT
(NATIONAL
HEALTHCARE)

Stormwater
Detention Area

TARGETED USES:

Anchor: Grocery, Farm & Ranch,
Hardware, Mixed Use allowed

Pads: Retail, Restaurant, Automotive,
Fast Food, Carwash, Daycare,
Gas, Convenience

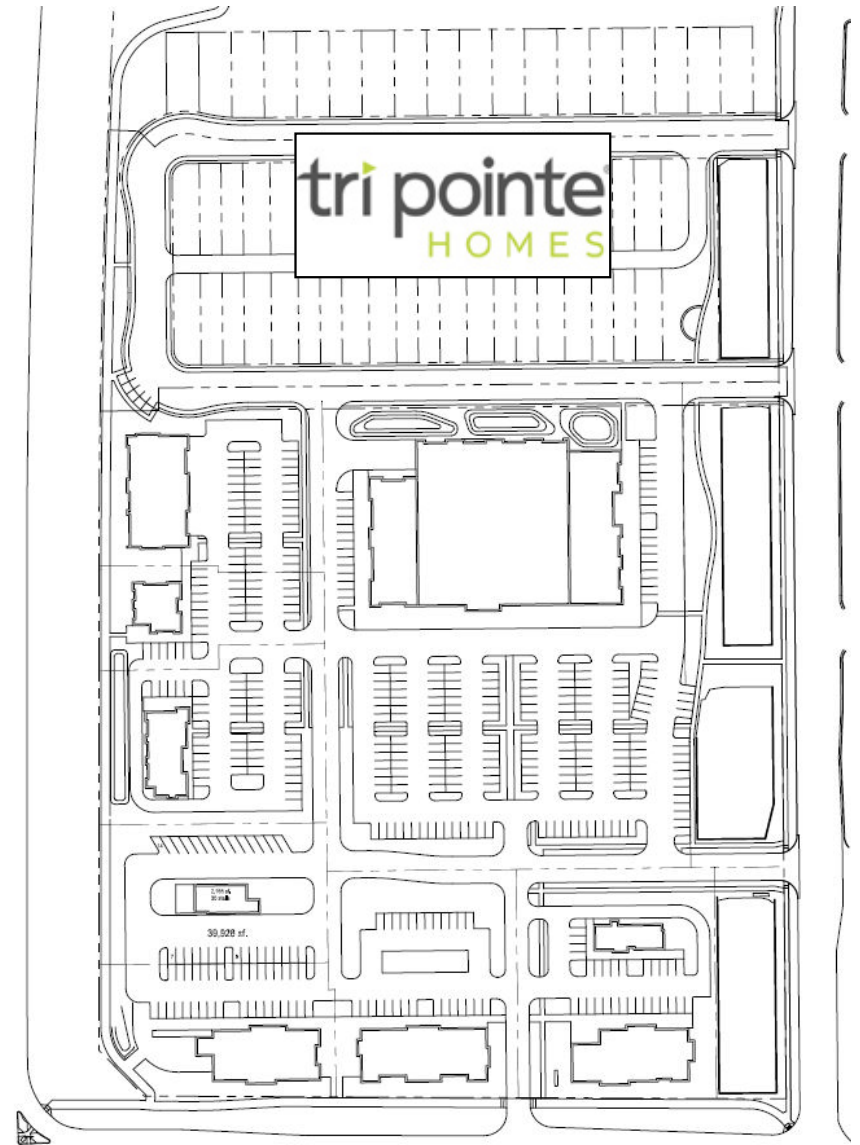
Meadowlark Drive

Right In / Right Out



WESTSIDE CROSSING

NEC US HIGHWAY 287 & CO HIGHWAY 56
BERTHOUD, CO





MONUMENT SIGN & ENTRANCE - Meadowlark Dr.



MAIN MONUMENT SIGN - US Highway 287

PAD SITES COMPLETED!!



Downtown Berthoud

Gateway Park
Community

MEADOWLARK DRIVE

MOUNTAIN AVE.

tri pointe
HOMES

Residential Projects

#28 Farmstead 2nd / Apart.
#7 Fickel Farm
#11 Hammond
#12 Harvest Ridge
#13 Heritage Rdge
#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

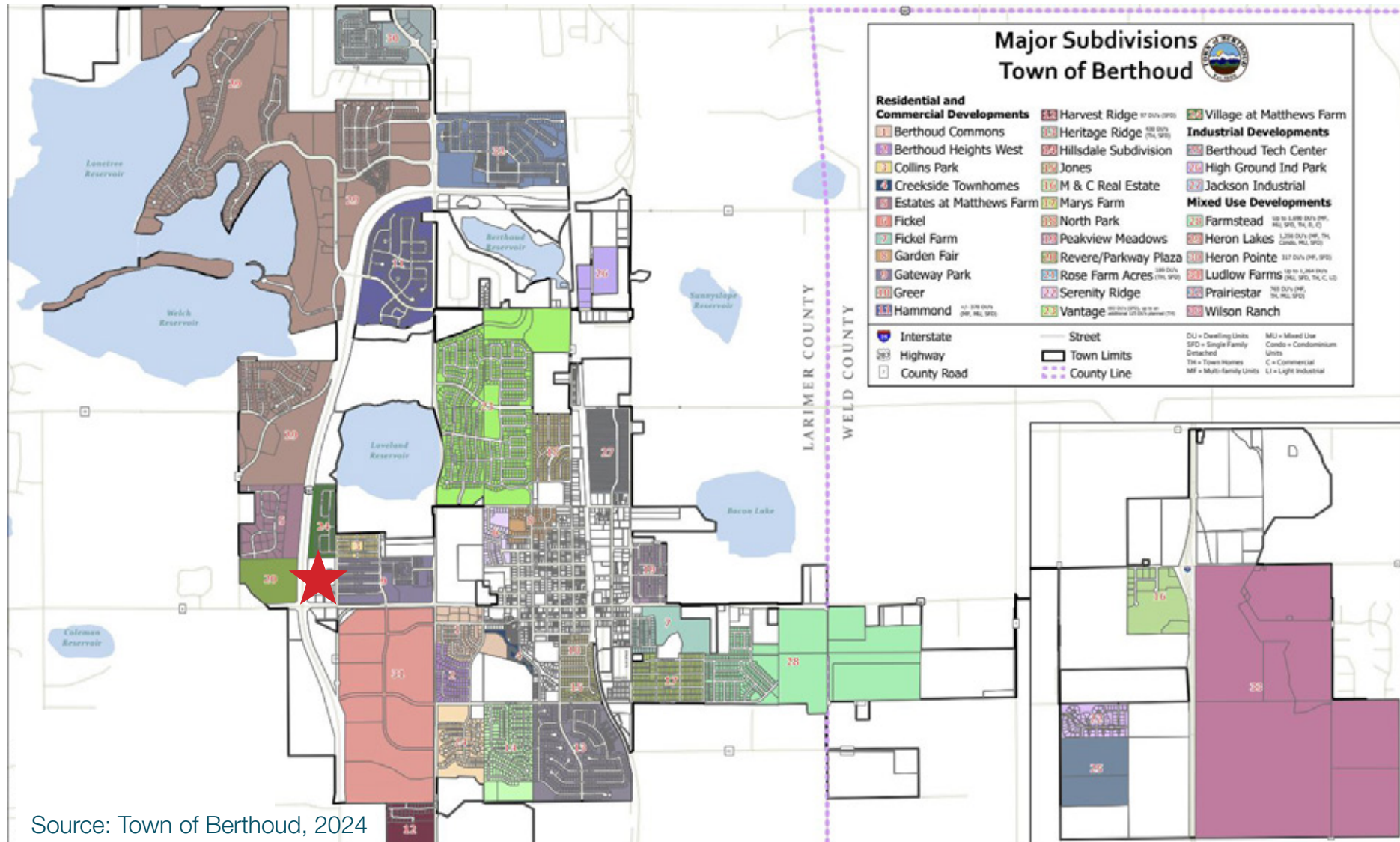


TOTAL DUs Approved or in Development Review

Units

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

4,952+ units



Source: Town of Berthoud, 2024



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
2025	17,785	27,368	206,176	381,570
Annual % Change	6.26%	3.47%	1.52%	1.82%
Avg. Family Size	2.58	2.51	2.41	2.36
INCOME	3-Mile	5-Mile	10-Mile	County
Median HH Income	\$117,259	\$109,602	\$92,652	\$95,526
AGE	3-Mile	5-Mile	10-Mile	County
Median Age	42.1	43.5	42.1	38.4
Less than 18	21.6	20.2	19.6	18.3
18-24	7.1	6.9	7.7	12.4
25-34	11.1	11.2	12.6	14.7
35-64	40.2	39.1	38.6	35.7
65+	19.9	22.7	21.6	18.9

FOOTNOTES

Source: Esri Community Profile as of Q4 2024

EDUCATION	3-Mile	5-Mile	10-Mile	County
High School	97.4%	96.4%	95.0%	97.3%
College	57.5%	54.8%	55.0%	63.9%

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 Q2 2025

BERTHOUD, CO

- 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
July 2025	3.80%	3.80%	4.50%	4.30%

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	2.38%	1.89%	0.49%	0.45%
Construction	17.43%	18.00%	8.09%	5.75%
Manufacturing	9.19%	7.43%	6.39%	5.62%
Trade, Transportation, & Utilities	15.13%	16.20%	17.12%	16.90%
Information	1.22%	1.14%	1.79%	2.16%
Financial Activities	8.79%	8.16%	7.92%	6.90%
Professional & Business Services	4.96%	5.13%	5.83%	6.86%
Education and Health Services	17.86%	18.37%	28.60%	29.20%
Leisure and Hospitality	12.24%	12.24%	12.26%	13.13%
Other Services	4.38%	6.23%	6.17%	5.97%
Government	6.44%	5.20%	5.34%	7.07%

	3-Mile	5-Mile	10-Mile	County
Owner Occupied Housing	81.80%	77.80%	63.80%	57.50%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q2 2025

WESTSIDE CROSSING RETAIL

Berthoud, Colorado

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