

# Boyd Lake VILLAGE



## COMMERCIAL LOTS AVAILABLE

LOVELAND, COLORADO



### AVAILABLE:

3540 East 15th Street	0.53 AC	23,087 SF
3560 East 15th Street	0.85 AC	37,026 SF
3580 East 15th Street	0.68 AC	29,621 SF
3585 East 15th Street	1.64 AC	71,438 SF



**ZONING:** ODP - Overall Development Plan



**CONTACT BROKER FOR MORE INFORMATION**

 McWHINNEY

**CBRE**



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LOVELAND, COLORADO

## BE A PART OF THE GROWING COMMUNITY OF BOYD LAKE VILLAGE.

Four lots are available along the US Highway 34 corridor. Boyd Lake Village is extremely well located with visibility to state Highway 34 with convenient access to I-25. The strong roster of retail shops and restaurants in Centerra and across the street provide proximity to an abundance of amenities. Current traffic counts on Eisenhower Blvd based on the 2018 CDOT traffic

data are 50,000 VPD, and I-25 has 86,000 VPD. Boyd Lake Village has three lots with East Eisenhower Blvd frontage that benefits from the high traffic volume and visibility. Mountain View High School is located to the south of Eisenhower Blvd, with 1,250 students and an additional 60 staff and faculty members.





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LOVELAND, COLORADO

## ELEVATING QUALITY OF LIFE

Northern Colorado is among the fastest-growing regions in the state and nation. There is a reason Northern Colorado attracts businesses and individuals alike to its world-class communities. The region's thriving economy, educated workforce, affordable cost of living, recreational opportunities and the lifestyle it offers are an unparalleled combination.

## LOVELAND

Known for its excellent quality of life, happy residents, a thriving arts scene and favorable economic climate due to its diverse industries, Loveland sits just down the road from Rocky Mountain National Park and is built on a rich history. As Loveland and neighboring Fort Collins grow toward each other, they share a great workforce, booming economy and entrepreneurial spirit.

## LOCATION AND EASY ACCESSIBILITY

- Located off US Highway 34 just west of the I-25/Highway 34 Interchange making these lots conveniently accessible to Fort Collins (20 min), Greeley (20 min), Denver (45 min) and Cheyenne (50 min).
- Less than one hour from Denver International Airport - DIA.
- Five minutes from Fort Collins/Loveland Regional Airport.

## SURROUNDING AMENITIES

- **Boyd Lake Village** benefits from being surrounded by a plethora of amenities. Including:
- **Promenade Shops at Centerra** - This outdoor lifestyle retail center is just east of I-25 and features over 80 specialty shops. Anchored by Dick's Sporting Goods, Macy's, Best Buy and MetroLux 14 Theaters, the Promenade Shops at Centerra is a regional draw that is easily accessible from Boyd Lake Village.
- **Outlets at Loveland** - The Outlets at Loveland, another destination shopping and dining district featuring Ann Taylor, Under Armour, Nike, J.Crew, and many more.
- **Marketplace at Centerra** - The Centerra master plan development also includes a Target anchored shopping center. This center includes several dining options, including Panera Bread, Chick-fil-A, Old Chicago, Chili's and Chipotle.



OVER 80 RETAIL SHOPPING OPPORTUNITIES  
AND 25 RESTAURANTS NEARBY





# DEMOGRAPHICS

## 2019 ESTIMATED POPULATION

25 MILES	759,605
50 MILES	2,748,571

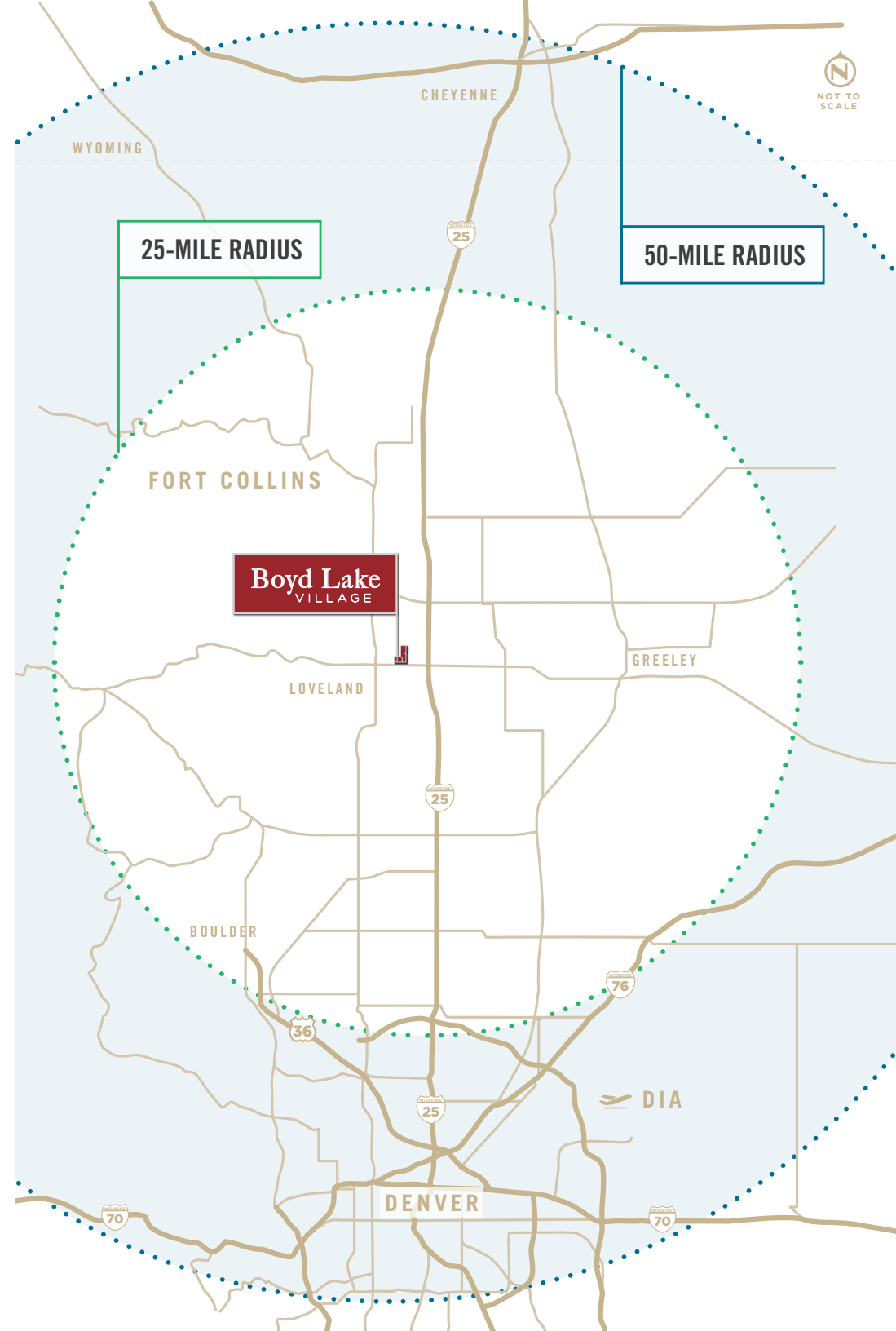
## 2019-2024 ANNUAL POPULATION GROWTH RATE

25 MILES	1.96%
50 MILES	1.71%

## 2019 AVERAGE HOUSEHOLD INCOME

25 MILES	\$93,674
50 MILES	\$96,076

*\*Source: ESRI 2020*



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