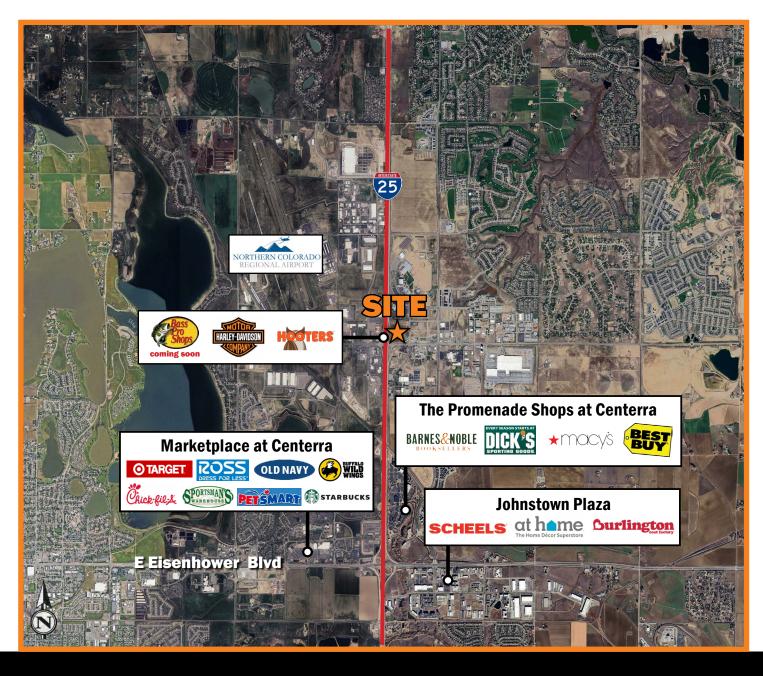
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	
POPULATION	483	18,496	74,236	
\$ AVERAGE HH INCOME	\$138,838	\$180,099	\$149,782	
BUSINESSES	255	1,320	3,952	
EMPLOYEES	4,417	16,974	32,507	

TRAFFIC COUNTS			
On Crossroads Blvd east of I-25	23,032 CPD		
On I-25 north of Crossroads Blvd	86,612 CPD		
On I-25 South of Crossroads Blvd	91,100 CPD		

Source: CDOT 2025

Source: Applied Geographic Solutions, 2025 Estimates



AVAILABLE FOR LEASE OR SALE

BASS PRO PADS

NEC I-25 & CROSSROADS, LOVELAND, CO



PROPERTY HIGHLIGHTS



Bass Pro Shops under construction and opening December 2025



Join: Bass Pro Shops, Maverik, Wendy's, Chick-fil-A, Starbucks, Taco Bell, Arby's, Nordy's **Barbeque and Summit Entertainment**

ZANDER RODRIGUEZ



Two pad sites available for sale or lease fronting Bass Pro Shops with great visibility to I-25 & Crossroads Blvd



Thousands of planned, platted and under construction residential Multi-Family and Single Family lots within a few miles of the site



Lot 3: 1.378 Acres, Lot 4: 1.483 acres (Lots can be combined or subdivided).



Significant QSR and Food Sales in immediate area, higher than AUV









AVAILABLE FOR LEASE OR SALE

BASS PRO PADS

NEC I-25 & CROSSROADS, LOVELAND, CO

CLICK HERE FOR BROKER DISCLOSURE



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