

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

Source: Applied Geographic Solutions, 2025 Estimates

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



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



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



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



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



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



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

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ZANDER RODRIGUEZ
303.577.9979
zander.rodriguez@dhlb.com



MARISSA DONAHOO
970-217-1948
Marissa@watervalley.com

5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111