

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	3 Mile	5 Mile	10 Mile
Population	27,164	77,116	256,201
Average HH Income	\$135,120	\$129,581	\$140,859
Businesses	1,826	4,520	12,148
Employees	20,504	38,635	90,065

Source: Applied Geographic Solutions, 2025 Estimates

On Highway 34 east of N Boyd Lake Ave	48,820 Cars/day
On Highway 34 west of N Boyd Lake Ave	49,806 Cars/day
On Interstate 25 north of Highway 34	86,788 Cars/day
On Interstate 25 south of Highway 34	93,771 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT



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AVAILABLE FOR SALE OR LEASE

CHILSON HWY 34 PADS

SWC OF HIGHWAY 34 & HAHN'S PEAK DRIVE - LOVELAND, CO



- Join McDonald's, Valvoline, National Car Wash, Raising Cane's and Quick Trip.
- Located on the "going to work" side of US 34 with great site visibility and access with over 49,000 cars per day.
- **ONLY 3 PADS LEFT:** Lots 3, 7 and 8 available for lease or sale and can be subdivided (call for pricing).
- Established trade area, located adjacent to the new Loveland Ford Dealership and across from Centerra Marketplace anchored by Target, Sportsman's Warehouse, Marshalls, JoAnn Fabrics and Old Navy.
- 462 New Multi-Family Units - **NOW OPEN**

Developed By:

Journey Homes
Building your future together.
J&J Construction

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BROKER DISCLOSURE

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