

TRADE AREA DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile	
Population	27,164	77,116	256,201	On Highway 34 east of N Boyd Lake Ave
Average HH Income	\$135,120	\$129,581	\$140,859	48,820 Cars/day
Businesses	1,826	4,520	12,148	On Highway 34 west of N Boyd Lake Ave
Employees	20,504	38,635	90,065	86,788 Cars/day

Source: CDOT 2025

TRAFFIC COUNTS

Source: Applied Geographic Solutions, 2025 Estimates



FOR MORE INFORMATION, PLEASE CONTACT



ZANDER RODRIGUEZ
303.577.9979
zander.rodriguez@dhlb.com

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

CLICK HERE FOR
BROKER DISCLOSURE

ZANDER RODRIGUEZ

303.577.9979

zander.rodriguez@dhlb.com



AVAILABLE FOR SALE OR LEASE
CHILSON HIGHWAY 34 PADS

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



84

48,820 CPD

Eisenhower Blvd

34

The logo for Great Western Bank, featuring a stylized 'G' and 'W' inside a blue square, with the text 'Great Western Bank' to the right.



The logo for First National Bank, featuring a stylized '1' inside a circle, with the bank's name in a serif font below it.

**MATTRES
FIRM**



WE
EAT

OW OPEN

The logo for In-N-Out Burger, featuring the words "IN-N-OUT" in red with a yellow outline, and "BURGER" in yellow below it, all set against a white background with a yellow arrow pointing to the right.

19

• 100

