

CHILSON HWY 34 PADS

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



FOR SALE OR LEASE

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Developed By:



PROPERTY HIGHLIGHTS

- **Join McDonald's, Valvoline, Club 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 48,000 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**

NEARBY RETAILERS



TRAFFIC COUNTS

On Highway 34 east of N Boyd Lake Ave	48,805 CPD
On Highway 34 west of N Boyd Lake Ave	48,839 CPD
On Interstate 25 north of Highway 34	89,479 CPD
On Interstate 25 south of Highway 34	92,391 CPD

Source: CDOT 2026

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	31,257	82,668	261,744
AVERAGE HH INCOME	\$140,980	\$138,848	\$148,211
BUSINESSES	1,847	4,610	12,150
EMPLOYEES	21,059	40,397	92,391

Source: Applied Geographic Solutions, 2026 Estimates

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RETAIL BROKERAGE





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