

HERON POINTE EAST

SEC W CO ROAD 14 & BERTHOUD PKWY - BERTHOUD, CO



PROPERTY HIGHLIGHTS

- New commercial development located in underserved trade area.
- Veterinarian/ Dental Group now open.
- Approximately 3.31 acres available for lease or sale.
- Opportunity for multi-tenant shop space.
- Pads are fully developed “ready to go now”.
- 266 multi-family units adjacent to the site with an additional 5,000 residential units in some form of development all within 4 miles from the site.

TRAFFIC COUNTS

On US 287 north of Berthoud Pkwy (Both directions)	25,528 CPD
On US 287 south of Berthoud Pkwy (Both directions)	22,563 CPD
On Berthoud Pkwy south of Co Rd 14 (Both directions)	14,022 CPD

Source: CDOT 2025

TRAFFIC COUNTS (AT BUILD OUT)

On US 287 west of Taft Avenue (Both directions)	33,600 CPD
On US 287 east of Taft Avenue (Both directions)	26,645 CPD
On Taft Ave north of US 287 (Both directions)	29,000 CPD

Source: CDOT 2025

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