



LOVELAND
YARDS

The next big thing is **HERE.**

5661 McWhinney Boulevard - Loveland, Colorado 80538



It all happens HERE.

Welcome to Loveland Yards. Under the new ownership of Schuman Companies, **HERE** you'll find an abundance of opportunities in one of Northern Colorado's most central, accessible, and highly visible locations. **HERE** an estimated 100,000 residents from the region will be drawn to our destination that's curating the finest mix of entertainment, retail and flex space currently missing in our market. Loveland Yards: The next big thing is **HERE**.

- Total Project Size: 195,000 SF
- Where I-25 & Hwy 34 intersect
- Most linear feet of exposure on I-25 than any other site
- Highly visible electronic monument sign on I-25
- ±1,000 SF to ±100,000 SF Condo units
- Fastest growing area in Northern Colorado
- Clear height minimum of 15 feet
- Zoning allows light industrial, office, and retail
- Sale Price: \$185/SF - \$250/SF
- Lease Rate: \$14 - \$20 NNN Est. NNN's of \$5 PSF



Your opportunity awaits. HERE.

At Loveland Yards, the opportunities are endless. Our project offers a blank canvas to start from scratch and develop the space you need, or lease or own condos ranging from 1,000 SF to 100,000 SF.

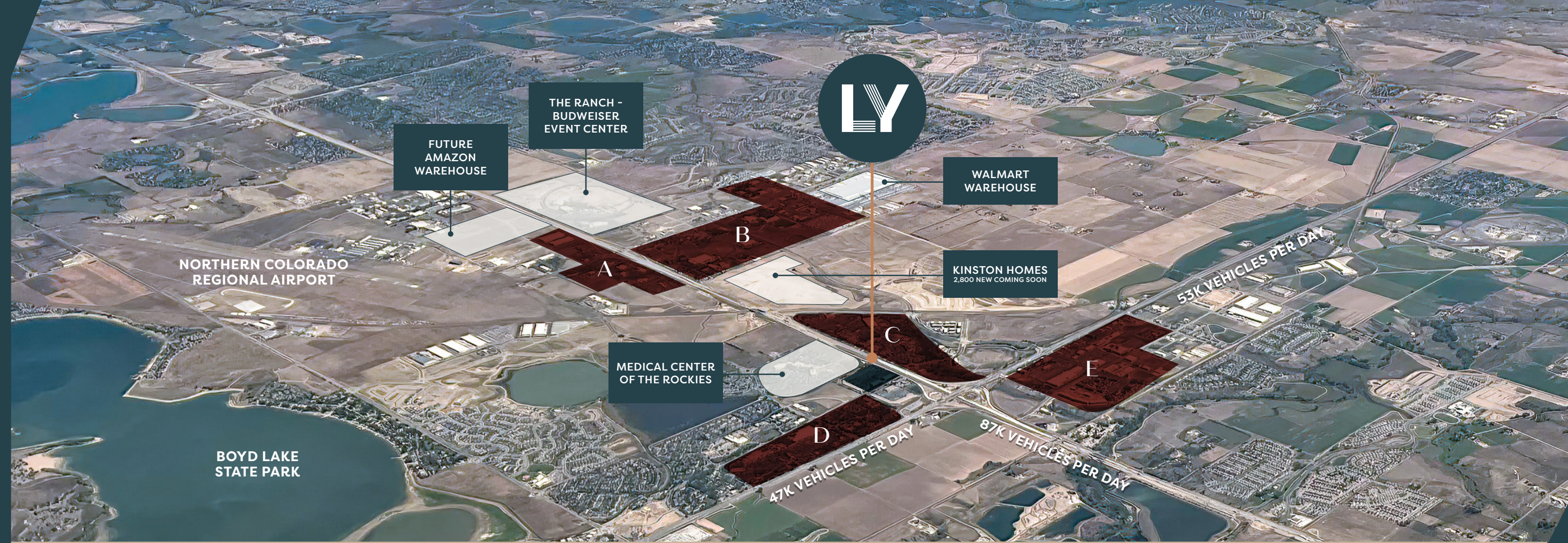
HERE this opportunity allows for multiple configurations in a range of sizes for entertainment, retail, office, and flex space.

HERE the possibilities are endless.



The center of everything is **HERE.**

Loveland Yards is located at the center of everything you love, featuring art, food, outdoors, shopping, and great access to the beautiful Big Thompson Canyon. This area is home to four retail districts: *The Promenade Shops* and *Centerra*, *Johnstown Plaza*, the *Centerra Marketplace*, and our very own, **Loveland Yards**. This robust retail collective, all within two square miles of each other, has a deep customer base drawn to the Northern Colorado region. The destination to live, work, vacation, and simply enjoy is **HERE.**



A.

- BMW
- Carmax
- Crossroads
- Harley-Davidson
- Hooters
- King
- Mini
- Subaru Loveland

B.

- 7 Eleven
- Arby's
- Bomgaars
- Candlewood Suites
- Carl's Jr.
- Eagle Rock Distributing Company
- Fuzzy's Taco Shop
- Giordano's
- Holiday Inn Express
- Kum & Go

- Loaf 'N Jug
- Microtel Inn & Suites
- My Place Hotels
- Nordy's
- Qdoba
- RCS School
- The Boot Grill
- The Human Bean
- The Summit
- Wendy's

C. PROMENADE SHOPS AT CENTERRA

- Aeropostale
- American Eagle Outfitters
- Ann Taylor Loft
- Barnes & Noble
- Bath & Body Works
- Best Buy
- Biaggi's
- Buckle
- Build-A-Bear
- Claire's
- Courtyard by Marriot
- Dick's Sporting Goods
- Eddie Bauer
- Express
- Famous Footwear
- Francesca's
- Helzberg Diamonds
- J. Jill
- Jared
- Jos. A. Bank
- Lens Crafters
- Lids
- Macy's
- Metropolitan Theatres
- Oakley
- PF Chang's
- Red Robin
- Rock Bottom
- See's Candy
- Sephora
- Sleep Number
- Spencer's
- Talbots
- Ten Salon & Spa
- Torrid
- Victoria's Secret
- White House | Black Market
- Xfinity
- Yankee Candle
- Zales
- Zumiez

D. CENTERRA MARKETPLACE

- Bed Bath & Beyond
- Buffalo Wild Wings
- Chick-fil-A
- Chili's
- Chipotle
- Fairfield by Marriot
- Hampton by Hilton
- IHOP
- Jimmy Johns
- Joann Fabrics
- KFC
- Lane Bryant
- Marshalls
- Massage Envy
- McDonalds
- Menchie's
- Frozen Yogurt
- Noodles & Company
- Old Chicago
- Old Navy
- Panera Bread
- PetSmart
- Residence Inn
- Sally Beauty
- Sportman's Warehouse
- Starbucks
- T Mobile
- Taco Bell
- Target
- Wells Fargo
- Wendy's

E. JOHNSTOWN PLAZA

- 7 Eleven
- Anytime Fitness
- At Home
- AT&T
- Bad Daddy's Burger Bar
- Bonefish Grill
- Burlington
- Café Mexicali
- Cheba Hut Toasted Subs
- Comfort
- Crumbl Cookies
- Culver's
- Ethan Allen
- Hobby Lobby
- Jersey Mike's
- Lazy Dog Café
- Liberty Firearms Institute
- Mod Pizza
- Parry's Pizzeria & Taphouse
- Qdoba
- Scheels
- Starbucks
- T Mobile
- Ulta Beauty
- Urban Egg
- Verizon
- Ziggi's Coffee

Area Demographics

	3 MILES		5 MILES		15 MILES	
CURRENT POPULATION	21,423		64,628		494,694	
5 YEAR PROJECTION	23,777	2.11%	68,081	1.05%	494,694	1.09%
# OF BUSINESSES	1,419		3,484		17,367	
# OF EMPLOYEES	23,869		40,975		200,035	
CURRENT HOUSEHOLDS	9,043		26,634		190,705	
5 YEAR PROJECTION	10,024	2.36%	28,091	2.41%	190,705	2.53%
AVERAGE HH INCOME	\$141,630		\$123,977		\$113,707	
5 YEAR PROJECTION	\$171,350	2.09%	\$149,694	2.08%	\$135,370	1.90%
DAYTIME POPULATION	33,124		73,629		475,209	



Experience the Schuman Difference

Schuman Companies is a full-service real estate investment company specializing in the acquisition, development, and management of exceptional places and spaces. We're in the business of building relationships that enrich communities and create value for our investors, clients, and tenants.

With Loveland Yards under the new ownership and management of Schuman Companies, you can expect to work with a responsive team, work directly with ownership on all deals, and the certainty that they will be creative with deal terms to get deals done quickly.

www.schumanco.com



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5661 McWhinney Boulevard | Loveland, Colorado 80538

MELISSA MORAN

melissa.moran@cbre.com

970 219 7376

JON RUE

jon.rue@cbre.com

970 948 8300



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