

WESTSIDE CROSSING SHOPPING CENTER



NEC US Hwy 287 & CO Hwy 56

Berthoud, Colorado

Retail Pads For Sale



MINDFULLY CREATING COMMUNITY

Westside Crossing | Berthoud, Colorado

Retail Pads For Sale

LC Real Estate Group is pleased to present the opportunity to purchase fully developed retail pad sites in the new Westside Crossing Shopping Center in Berthoud, Colorado.



- **PADS COMPLETED AND READY FOR END USERS!**
- Join UC Health and AutoZone in this **new construction, retail shopping center** in fast growing Berthoud community
- **Hard corner/lighted intersection** at CO Highway 56 and US Highway 287 in Berthoud with approx. 35,000 VPD
- **Underserved market** with limited Service Retail and restaurants in trade area
- **Approved site plan of** box-anchored shopping center with flexible spaces up to 50,000 sf
- Close proximity to **TPC Colorado Golf Course**; growing community with development projects in the works that will grow the population in excess of 20k people
- **Anchor site** ideal for grocer, farm & ranch, dollar store, pet store, etc., No natural grocers in rapidly growing community
- **Pad sites for restaurants, automotive, daycare, quick lube, banks, fast food, gas/convenience, etc.**
- [Link for Berthoud Development Activity data](#)

Click here for property video



Exclusively Marketed
For Sale By



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Confidentiality Agreement & Offering Disclosure

The information provided within this document has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness.

PAD SITES COMPLETED!!



Downtown Berthoud

Gateway Park
Community

Future
Ludlow Farms



UNDER CONTRACT



MEADOWLARK DRIVE

MOUNTAIN AVE.

ANCHOR LOT

LOT 3

LOT 4

LOT 5

LOT 6



WESTSIDE CROSSING

NEC US HIGHWAY 287 & CO HIGHWAY 56
BERTHOUD, CO

287

LOT 6
1779 Glacier Ave.
1.22 ACRES
\$1,000,000

LOT 5
1775 Glacier Ave.
1.065 ACRES
\$1,000,000

LOT 4
1771 Glacier Ave.
0.873 ACRES
\$1,000,000

LOT 3
1767 Glacier Ave.
0.814 Acres
\$1,250,000

ANCHOR LOT
649 Meadowlark Dr.

LOT 7
4.706 ACRES
\$2,500,000

LOT 2
597 Meadowlark Dr.
UNDER CONTRACT



LOT 1
545 Meadowlark Dr.



Stormwater
Detention Area

Meadowlark Drive

Right In / Right Out

TARGETED USES:

Anchor: Grocery, Farm & Ranch,
Hardware, Mixed Use allowed

Pads: Retail, Restaurant, Automotive,
Fast Food, Carwash, Daycare,
Gas, Convenience





View looking NE from intersection of US Highway 287 & CO Hwy 56



View looking SW



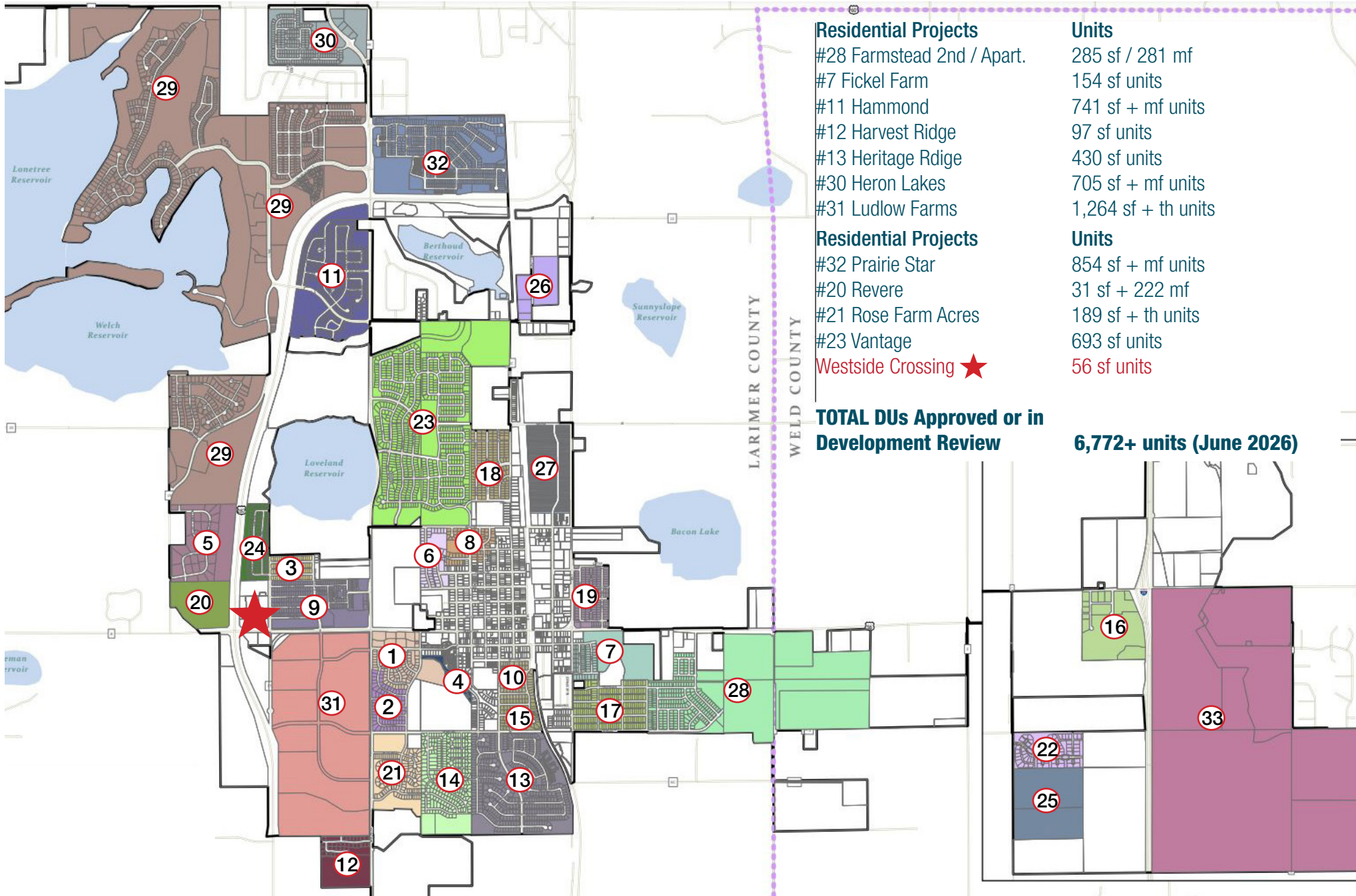
Western view of Longs Peak



MONUMENT SIGN & ENTRANCE - Meadowlark Dr.



MAIN MONUMENT SIGN - US Highway 287



Source: Town of Berthoud, 2024



BERTHOUD, CO

“THE GARDEN SPOT OF COLORADO”

- One of Northern Colorado’s fastest growing communities with impressive projected population growth through 2040
- Centrally located between two world class campuses of Colorado State University in Fort Collins and University of Colorado at Boulder
- Berthoud is home to the new TPC Colorado Golf Course - The only TPC course in the state of Colorado, and the state’s first ground-up golf course development in nearly 10 years
- Berthoud’s centralized location near the I-25 corridor and US-287 bypass attracts an ideal demographic that can easily commute anywhere in Northern Colorado

POPULATION	3-Mile	5-Mile	10-Mile	County
2010	9,044	18,288	167,208	299,630
2026	18,019	28,859	209,540	386,782
Annual % Change	6.20%	3.61%	1.58%	1.82%
Avg. Family Size	2.58	2.51	2.41	2.36
INCOME	3-Mile	5-Mile	10-Mile	County
Median HH Income	\$128,923	\$119,275	\$99,246	\$99,152
AGE	3-Mile	5-Mile	10-Mile	County
Median Age	41.9	43.4	42.1	38.6
Less than 18	21.6	20.1	19.5	18.2
18-24	7.2	7.0	7.6	12.4
25-34	11.2	11.1	12.4	14.5
35-64	39.8	38.6	38.8	35.7
65+	20.3	23.2	21.8	19.3

FOOTNOTES

Source: Esri Community Profile as of Q2 2026

EDUCATION	3-Mile	5-Mile	10-Mile	County
High School	97.4%	96.4%	95.0%	97.0%
College	62.4%	58.9%	56.7%	65.9%

Colorado is 2nd Most Educated State in the United States (US News & World Report | May 2023)

FOOTNOTES

Source: Esri Community Profile Population 25+ as of Q2 2026

BERTHOUD, CO

- Berthoud has made a large investment in infrastructure, roads, and fiber optics to accommodate development and has proactive incentives aimed to create jobs for the area
- Berthoud is 46 miles north of Denver, 30 minutes south of Fort Collins, and has access to 2.5 million people within 60 minutes
- Centrally located between Colorado State University in Fort Collins and Colorado University at Boulder and approx. 20 minutes from both Longmont and Fort Collins Front Range Community College campuses

Source: <https://berthoudeconomicdevelopment.com/demographics-community-profiles>

UNEMPLOYMENT	MSA	County	State	US
July 2025	3.80%	4.10%	4.50%	4.30%

Source: <https://fred.stlouisfed.org> Unemployment Rate as of May 2023

EMPLOYMENT	3-Mile	5-Mile	10-Mile	County
Non-Farm Payroll Total	3,068	4,989	67,348	171,450
Agriculture/Mining	1.73%	1.47%	0.51%	0.48%
Construction	19.69%	19.97%	9.20%	6.56%
Manufacturing	6.51%	5.55%	5.79%	5.63%
Trade, Transportation, & Utilities	15.59%	16.20%	17.30%	17.21%
Information	1.13%	1.09%	1.72%	2.11%
Financial Activities	7.23%	7.61%	8.21%	7.32%
Professional & Business Services	5.18%	5.69%	6.01%	9.19%
Education and Health Services	18.20%	17.73%	27.25%	25.21%
Leisure and Hospitality	11.33%	11.39%	12.66%	13.18%
Other Services	5.83%	7.45%	6.51%	6.31%
Government	7.58%	5.86%	4.85%	6.79%

	3-Mile	5-Mile	10-Mile	County
Owner Occupied Housing	81.80%	77.80%	63.80%	57.50%

FOOTNOTES

Source: Esri Business Summary by NAICS, Esri Community Profile as of Q2 2026

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