

NEC US Hwy 287 & CO Hwy 56

Berthoud, Colorado

Retail Pads For Sale

LC REAL ESTATE GROUP

MINDFULLY CREATING COMMUNITY

LC REAL ESTATE GROUP
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 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 360° view

Exclusively Marketed
For Sale By



Nathan Klein
Senior Partner | Senior Broker
(970) 222.2473
nathan@lcrealestategroup.com



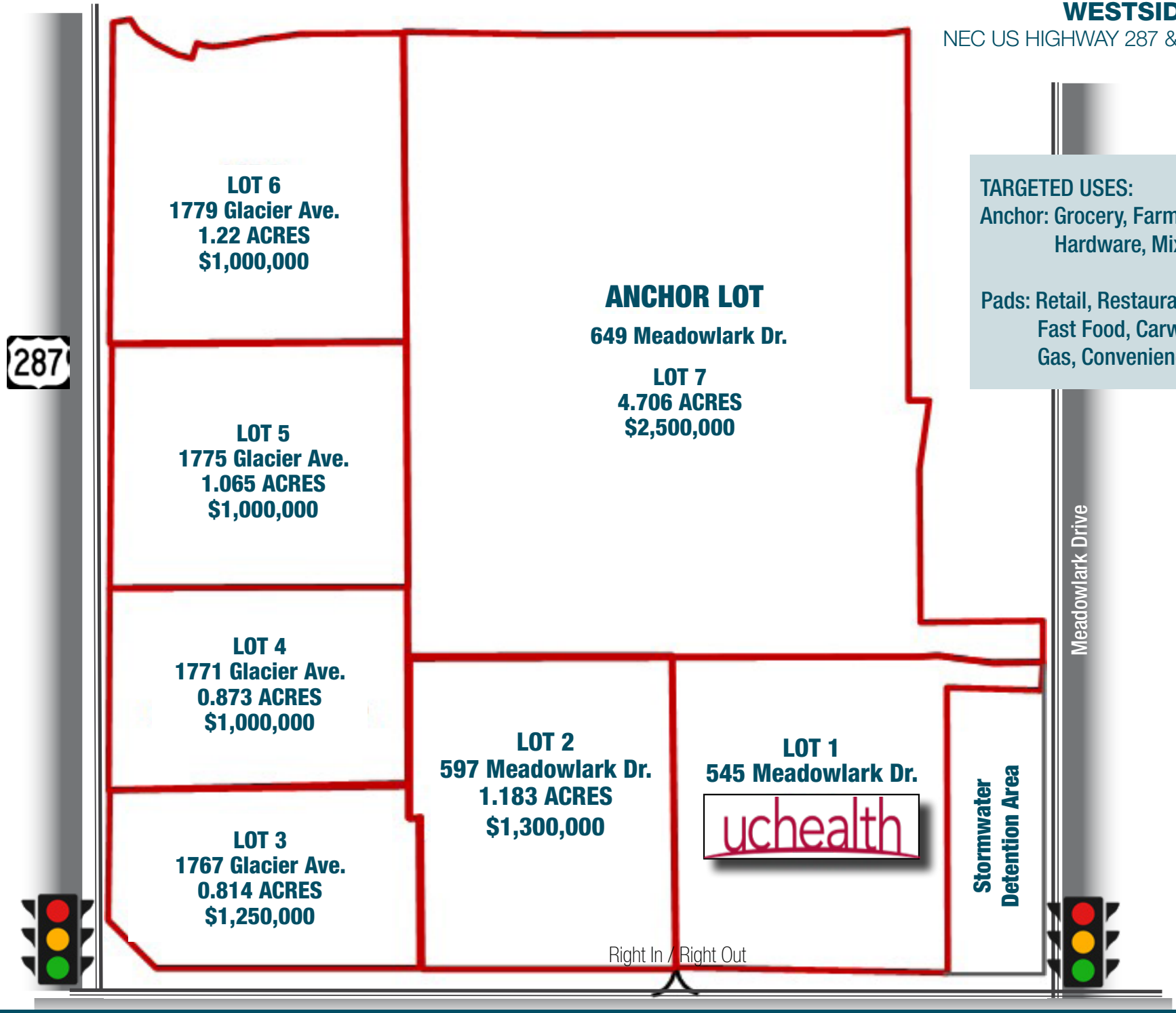
Imran Bhimani
Broker Associate
(970) 518.7704
imran@lcrealestategroup.com

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.

Copyright © 2026 | LC Real Estate Group, LLC



Copyright © 2026 | LC Real Estate Group, LLC



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

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

Copyright © 2026 | LC Real Estate Group, LLC


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


View looking SW

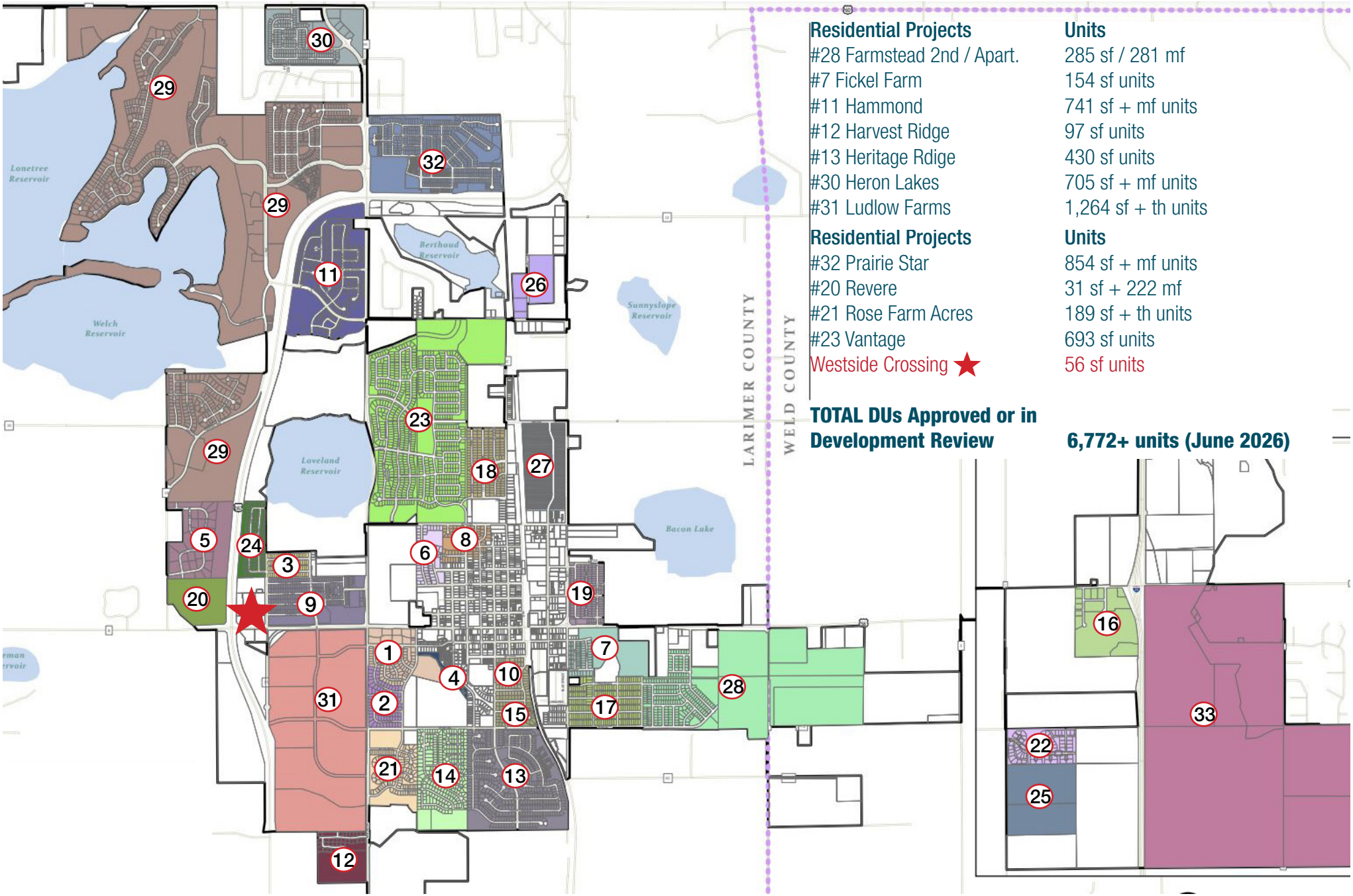

Western view of Longs Peak


MONUMENT SIGN & ENTRANCE - Meadowlark Dr.



MAIN MONUMENT SIGN - US Highway 287

Copyright © 2026 | LC Real Estate Group, LLC



Residential Projects	Units
#28 Farmstead 2nd / Apart.	285 sf / 281 mf
#7 Fickel Farm	154 sf units
#11 Hammond	741 sf + mf units
#12 Harvest Ridge	97 sf units
#13 Heritage Rdige	430 sf units
#30 Heron Lakes	705 sf + mf units
#31 Ludlow Farms	1,264 sf + th units

Residential Projects	Units
#32 Prairie Star	854 sf + mf units
#20 Revere	31 sf + 222 mf
#21 Rose Farm Acres	189 sf + th units
#23 Vantage	693 sf units
Westside Crossing ★	56 sf units

TOTAL DUs Approved or in Development Review **6,772+ units (June 2026)**

Source: Town of Berthoud, 2024

Copyright © 2026 | LC Real Estate Group, LLC



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

Copyright © 2026 | LC Real Estate Group, LLC



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

Copyright © 2026 | LC Real Estate Group, LLC

WESTSIDE CROSSING RETAIL

Berthoud, Colorado

Exclusively Marketed By:

LC REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY



Nathan Klein
Senior Partner | Senior Broker
(970) 222.2473
nathan@lcrealestategroup.com



Imran Bhimani
Broker Associate
(970) 518.7704
imran@lcrealestategroup.com

LCRealEstateGroup.com
1712 Topaz Drive, Loveland, CO 80537