



SIZE

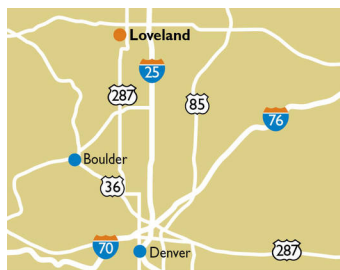
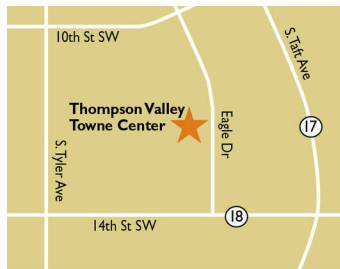
125,122 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,752	46,441	90,382
Households	3,517	19,861	37,550
Median HH Income (\$)	76,670	77,866	83,289

MAJOR TENANT(S)

King Soopers
Ace Hardware
Anytime Fitness



LOCATION

1275 Eagle Drive | Loveland, CO 80537

PROPERTY HIGHLIGHTS

- Anchored by King Soopers, the number one grocer in the marketplace
- Additional national tenants include Ace Hardware, Hearing Life, The UPS Store, Hotworx, The Joint, Stretch Zone and Qdoba
- Located in Loveland, Colorado with a population exceeding 46,400 in a three-mile radius
- The center is located on 14th Street and Taft Avenue which benefits from over 27,800 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



THOMPSON VALLEY TOWNE CENTER

1275 Eagle Drive | Loveland, CO 80537

SPACE TENANT	SQ. FT.	1107	Anytime Fitness	4,087 SF	1159	UC Health	3,237 SF	1331	CJ's Patio Grill	3,468 SF
Shad1	Johnson Investments	1117	The Joint	1,062 SF	1163A	Honolulu Poke Bar	1,745 SF	1400	Subway	2,040 SF
Shad2	Northstar Bank	1119A	AVAILABLE	2,678 SF	1171	Puff Stop	1,400 SF	1420	Qdoba	2,760 SF
Shad3	Grease Monkey	1123	HOTWORX	1,969 SF	1179	Stella Nails	1,560 SF	1440	Sport Clips	1,200 SF
Shad4	Mtn Wave Car Wash	1127	AVAILABLE	1,432 SF	1195	Ace Hardware	10,005 SF	1450	For the Love of Cats Veterinary Clinic	1,200 SF
Shad5	Wendy's	1131	Papa Murphy's Pizza	1,403 SF	1275	King Soopers	65,001 SF	1460	H&R Block	1,200 SF
Shad6	King Soopers Fuel	1135	Cold Stone Creamery	1,444 SF	1323	Asian Cafe & Grill	5,075 SF	1470	Hearing Life	1,200 SF
Shad7	Chase Bank	1139	Taste of Philly	1,332 SF	1325	Peak to Peak Martial Arts	1,109 SF	1480	Fox Creek Family Dental	2,320 SF
Shad8	TV North Community Association	1147	Stretch Zone	1,404 SF	1327	Divine Dermatology	2,388 SF			
		1151	The UPS Store	1,403 SF				TOTAL SQ. FT.		125,122

SITE LEGEND

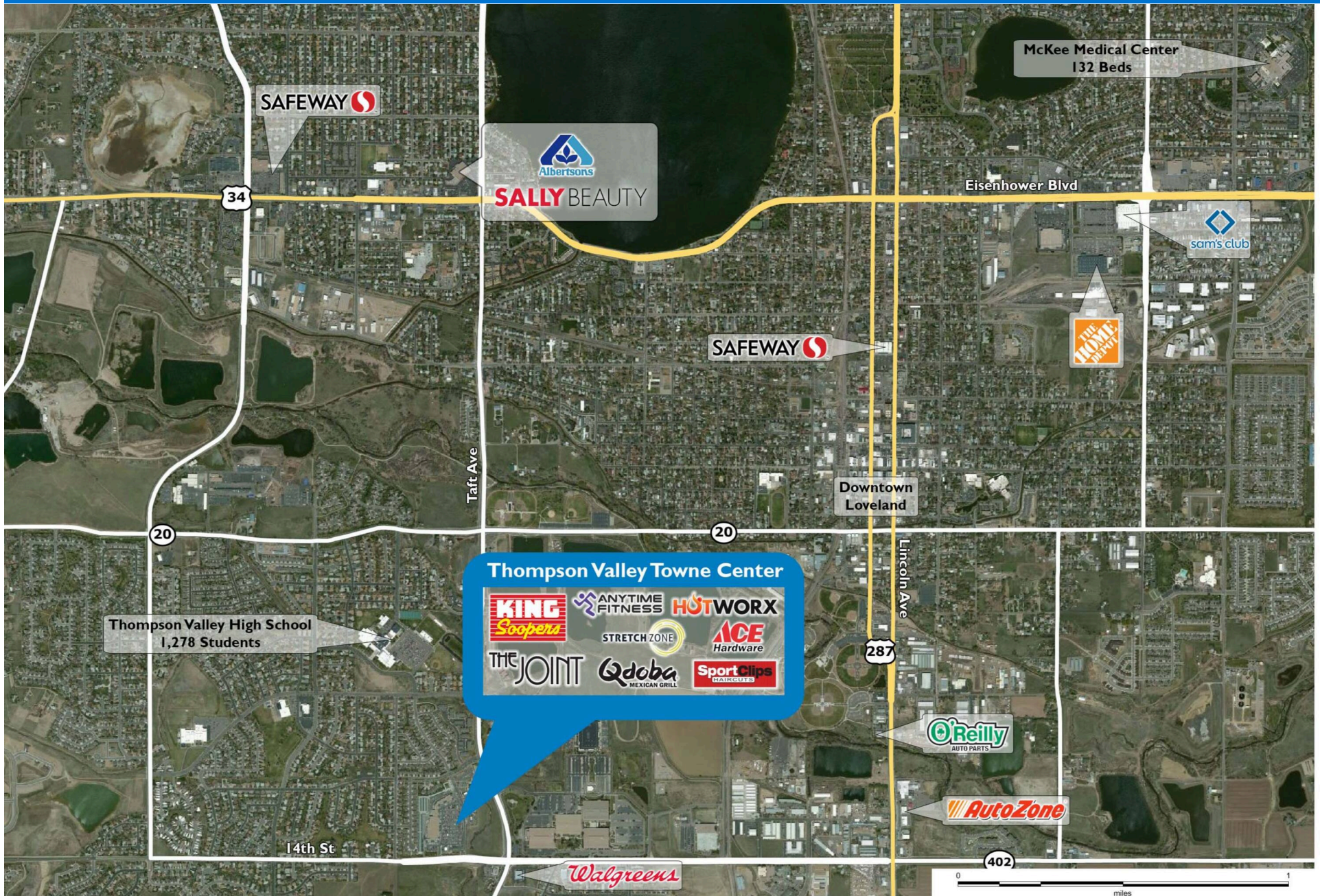
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

THOMPSON VALLEY TOWNE CENTER

1275 Eagle Drive | Loveland, CO 80537



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.380057

Longitude: -105.099618

Thompson Valley Towne Center Loveland, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,752	46,441	90,382
	2028 Projected Population	8,771	47,989	96,378
	2010 Census Population	8,489	41,720	77,126
	2000 Census Population	7,618	37,210	64,442
	1990 Census Population	6,193	29,488	48,539
	Historical Annual Growth 1990 to 2000	2.09%	2.35%	2.87%
	Historical Annual Growth 2000 to 2010	1.09%	1.15%	1.81%
	Estimated Annual Growth 2010 to 2023	0.22%	0.78%	1.16%
	Projected Annual Growth 2023 to 2028	0.04%	0.66%	1.29%
	Median Age	39.1	43.8	43.8
Households	Q4 2023 Estimated Households	3,517	19,861	37,550
	2028 Projected Households	3,524	20,469	39,957
	2010 Census Households	3,280	17,225	30,876
	2000 Census Households	2,831	14,730	24,626
	1990 Census Households	2,154	11,410	18,031
	Historical Annual Growth 1990 to 2000	2.77%	2.59%	3.17%
	Historical Annual Growth 2000 to 2010	1.48%	1.58%	2.29%
	Estimated Annual Growth 2010 to 2023	0.51%	1.04%	1.43%
	Projected Annual Growth 2023 to 2028	0.04%	0.60%	1.25%
	Population per Household	2.49	2.31	2.39
Population by Race	White	79.9%	82.1%	82.2%
	Black or African American	0.4%	0.7%	0.6%
	Asian & Pacific Islander	0.7%	0.9%	0.9%
	Other Races	4.3%	4.2%	4.1%
	Hispanic Population	14.8%	12.1%	12.2%
Income	Average Household Income	\$88,391	\$95,497	\$101,901
	Median Household Income	\$76,670	\$77,866	\$83,289
	Per Capita Income	\$35,577	\$41,296	\$42,658
Education (Age 25+)	Elementary	0.8%	0.9%	1.1%
	Some High School	3.3%	2.5%	2.5%
	High School Graduate	25.7%	23.1%	22.6%
	Some College	24.7%	23.9%	23.6%
	Associates Degree Only	12.8%	10.8%	10.3%
	Bachelors Degree Only	25.8%	25.1%	25.6%
	Graduate Degree	6.9%	13.7%	14.3%
Business	Number of Businesses	228	1,923	3,393
	Total Number of Employees	2,035	18,028	32,479
	Employees per Business	8.91	9.38	9.57
	Residential Population per Business	38.34	24.16	26.64

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.