



Outlets at Loveland

Loveland, Colorado

TENANTS INCLUDE:

Ann Taylor Factory Store

Carter's babies and kids

Casual Male XL

Dressbarn

L'eggs Hanes Bali Playtex

Levi's Outlet Store

InnoMax Sleep Products

Factory Superstore

New Balance Factory Store

Nike Factory Store

Rocky Mountain

Chocolate Factory

Samsonite Factory Outlet

Skechers

Under Armour Clearance Store

Uniform Destination

Victoria James Salon • Spa • School

Vigor Performance Gym

The Workwear FR Superstore

The Workwear Store feat. Carhartt



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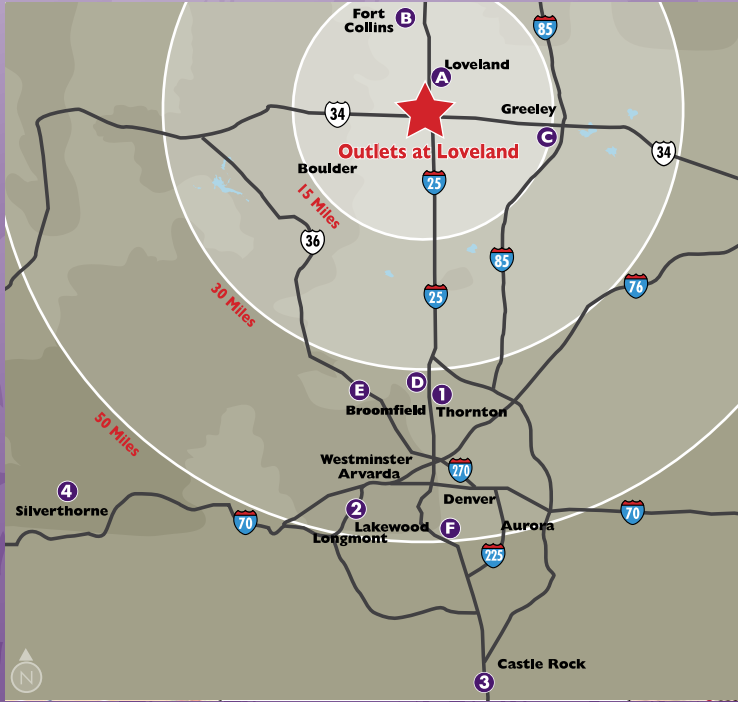
LOCATION

Loveland, Colorado

Intersection of I-25 and U.S. Highway 34; 35 miles north of Denver; 18 miles south of Fort Collins.

MARKET

Denver, Fort Collins; Cheyenne, Wyoming



MARKET STATISTICS & DEMOGRAPHICS

	15 Miles	30 Miles	50 Miles
POPULATION	497,303	950,088	2,835,014
MEDIAN AGE	36.5	37.2	36.1
POPULATION GROWTH 2018-2023	10.25%	10.40%	8.75%
AVERAGE HOUSEHOLD INCOME	\$100,765	\$106,091	\$101,480
NUMBER OF HOUSEHOLDS	190,684	359,113	1,103,838
MEDIAN HOME VALUE	\$400,798	\$416,946	\$393,643

Source: ESRI 2023 Estimate/Projections

TRAFFIC COUNT

Interstate 25, Loveland 79,000 Vehicles/Day

U.S. Highway 34 54,000 Vehicles/Day

SHOPPING CENTERS WITHIN 60 MILES OF OUTLETS AT LOVELAND

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
A. Promenade Shops at Centerra, Loveland Dick's Sporting Goods Famous Footwear Francesca's Macy's	48 Mile	1 Mile 5 Minutes
B. Foothills, Fort Collins Macy's Nordstrom Rack Ross Dress for Less Sears	10 Miles	15 Miles 19 Minutes
C. Greeley Mall, Greeley JCPenney Journey's Zumiez	15 Miles	17 Miles 20 Minutes
D. The Orchard Town Center, Westminster H&M JCPenney Macy's Marshalls	31 Miles	33 Miles 34 Minutes
E. Flatiron Crossing, Broomfield Coach Dillard's Macy's Nordstrom	34 Miles	40 Miles 37 Minutes
F. Cherry Creek Shopping Center, Denver Macy's Neiman Marcus Nordstrom Williams-Sonoma	48 Miles	51 Miles 57 Minutes
G. Frontier Mall, Cheyenne, Wyoming Dillard's Finish Line JCPenney Zumiez	53 Miles	58 Miles 54 Minutes

OUTLET CENTERS

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
1. Denver Premium Outlets, Thornton	32 Miles	33 Miles 31 Minutes
2. Colorado Mills, Lakewood	48 Miles	56 Miles 53 Minutes
3. Outlets at Castle Rock, Castle Rock	69 Miles	75 Miles 1 Hr., 13 Mins.
4. Outlets at Silverthorne, Silverthorne	78 Miles	112 Miles 1 Hr., 48 Mins.



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4100 MacArthur Blvd, Suite 100, Newport Beach, CA 92660
949/224-4100 • craigrealtygroup.com