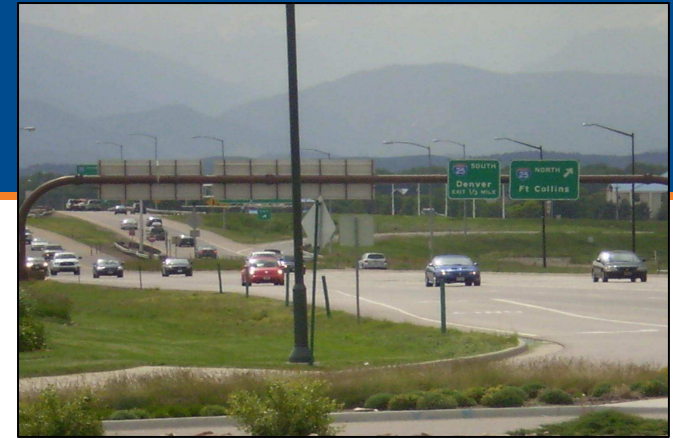


Marcus & Millichap
Real Estate Investment Services

LAND - RETAIL
6.5 ACRES AT SEC I-25 AND US 34
862 Northeast Frontage Road
Loveland, CO 80537

INVESTMENT HIGHLIGHTS

- ◆ Hard Corner, I-25 and US 34 Accessibility
- ◆ Excellent Visibility From All Directions of Traffic Flow
- ◆ 112,100+ Vehicles Per Day Pass Site (2007 CDOT)
- ◆ Entire Site or 1+ Acre Pad Sites Available
- ◆ Site is at the Hub of Northern Colorado surrounded by retail, health care and service companies
- ◆ 176,900+ Population Within Ten Miles
- ◆ \$92,296 Average Household Income Within Ten Miles
- ◆ Within Major Retail Hub for Northern Colorado and Wyoming. I-25 and US 34 Intersection is the Primary Shopping Destination for Wyoming Residents
- ◆ Northern Colorado/Weld County are Among Fastest Growing Areas of the U.S.
- ◆ Excellent Views of the Rocky Mountains



OFFERING SUMMARY

Price	\$2,700,000
Down Payment	(100%) \$2,700,000
Lot Size (SF)	283,140
Price Per SF	\$9.54
Lot Size (Acres)	6.5
Price Per Acre	\$415,385

This Site is just to the north of a 10 acres site that was recently purchased by an experienced development group who will begin construction of a state-of-the-art Family Fun Center in 2010. The Family Fun Center will include a bowling alley, batting cages, bumper cars, putt-putt golf, go-carts, bumper water boats, climbing walls, laser tag and a 52,000 sq. ft. building with arcade and other games. This facility will be open year round and is expected to draw customers from over 100 miles.

Helping Development, the site is in the Town of Johnstown, who is committed to providing potable water and sewer services. Non-potable water, electric and gas service are installed and will be provided to site. All projects in 2534 are on a "fast track" approval process with the Town of Johnstown.



the address of choice

Listed by:

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INVESTMENT OVERVIEW

This 6.5 acre +/- (gross acreage) parcel lies in the heart of the major retail and development area of Loveland, Colorado. The parcel has prime freeway (I-25) and highway (US 34) visibility from all directions and is the perfect high-visibility location. The site is available in whole or as 1+ acre pad sites. The site is south of a new 700,000 square-foot lifestyle center anchored by Macy's, Centerra, and across the interstate from an established outlet mall and new regional medical center. Loveland is a fast growing town south of Fort Collins, home to Colorado State University. This site is at the intersection of Loveland/Greeley/Ft. Collins and Windsor. It is also within an hour drive of Cheyenne, Wyoming. 45 away on US 34 is Estes Park, the gateway to Rocky Mountain National Park. A Family Fun Center will begin construction on 10 acres directly adjacent to the Site, which provides an excellent opportunity for synergies with sit-down and fast-casual restaurant concepts, hotel/motels and retailers.

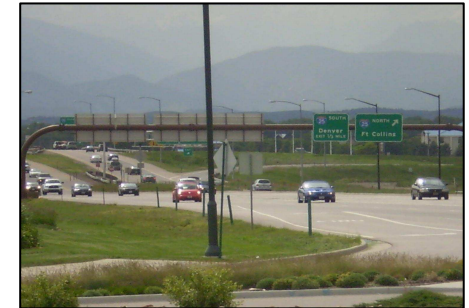


2534 WEST, 1ST FLG, LOT 1, BLK 1 • JOHNSTOWN, CO 80534

PROPERTY SUMMARY

Assessor's Parcel Number	85151-06-702
Zoning	PUD
Lot Size Dimensions	N/A
Frontage	I-25 and US 34
Services	City of Johnstown
Utilities	On Site
Traffic Counts (Vehicles/Day)	112,100
Adjacent Development	2534 Master Planned Community

Over 39,970 people live within five miles of the site and 112,100+ vehicles pass the site each day. The average household income is \$92,296 and major employers include Agilent Technologies, Northern Colorado University, Colorado State University, Medical Center of the Rockies, and the new Vestas Windmill plant.



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