



SIZE

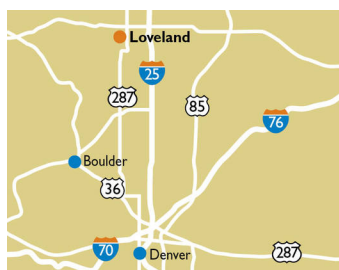
125,122 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,631	47,868	94,367
Households	3,714	19,714	37,774
Median HH Income (\$)	69,819	74,469	77,623

MAJOR TENANT(S)

King Soopers
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 Hearing Life, The UPS Store, Hotworx, The Joint and Qdoba
- Located in Loveland, Colorado with a population exceeding 47,800 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	1400	Subway	2,040 SF
Shad1	Johnson Investments		1117	The Joint	1,062 SF	1163A	Honolulu Poke Bar	1,745 SF	1420	Qdoba	2,760 SF
Shad2	Northstar Bank		1119A	COMING AVAILABLE	2,678 SF	1171	Puff Stop	1,400 SF	1440	Sport Clips	1,200 SF
Shad3	Grease Monkey		1123	HOTWORX	1,969 SF	1179	Stella Nails	1,560 SF	1450	For the Love of Cats Veterinary Clinic	1,200 SF
Shad4	Mtn Wave Car Wash		1127	AVAILABLE	1,432 SF	1195	COMING AVAILABLE	10,005 SF	1460	H&R Block	1,200 SF
Shad5	Wendy's		1131	Papa Murphy's Pizza	1,403 SF	1275	King Soopers	65,001 SF	1470	Hearing Life	1,200 SF
Shad6	King Soopers Fuel		1135	Cold Stone Creamery	1,444 SF	1323	Asian Cafe & Grill	5,075 SF	1480	Fox Creek Family Dental	2,320 SF
Shad7	Chase Bank		1139	Taste of Philly	1,332 SF	1325	Peak to Peak Martial Arts	1,109 SF		TOTAL SQ. FT.	125,122
Shad8	TV North Community Association		1147	AVAILABLE	1,404 SF	1327	Divine Dermatology	2,388 SF			
			1151	The UPS Store	1,403 SF	1331	CJ's Patio Grill	3,468 SF			

SITE LEGEND

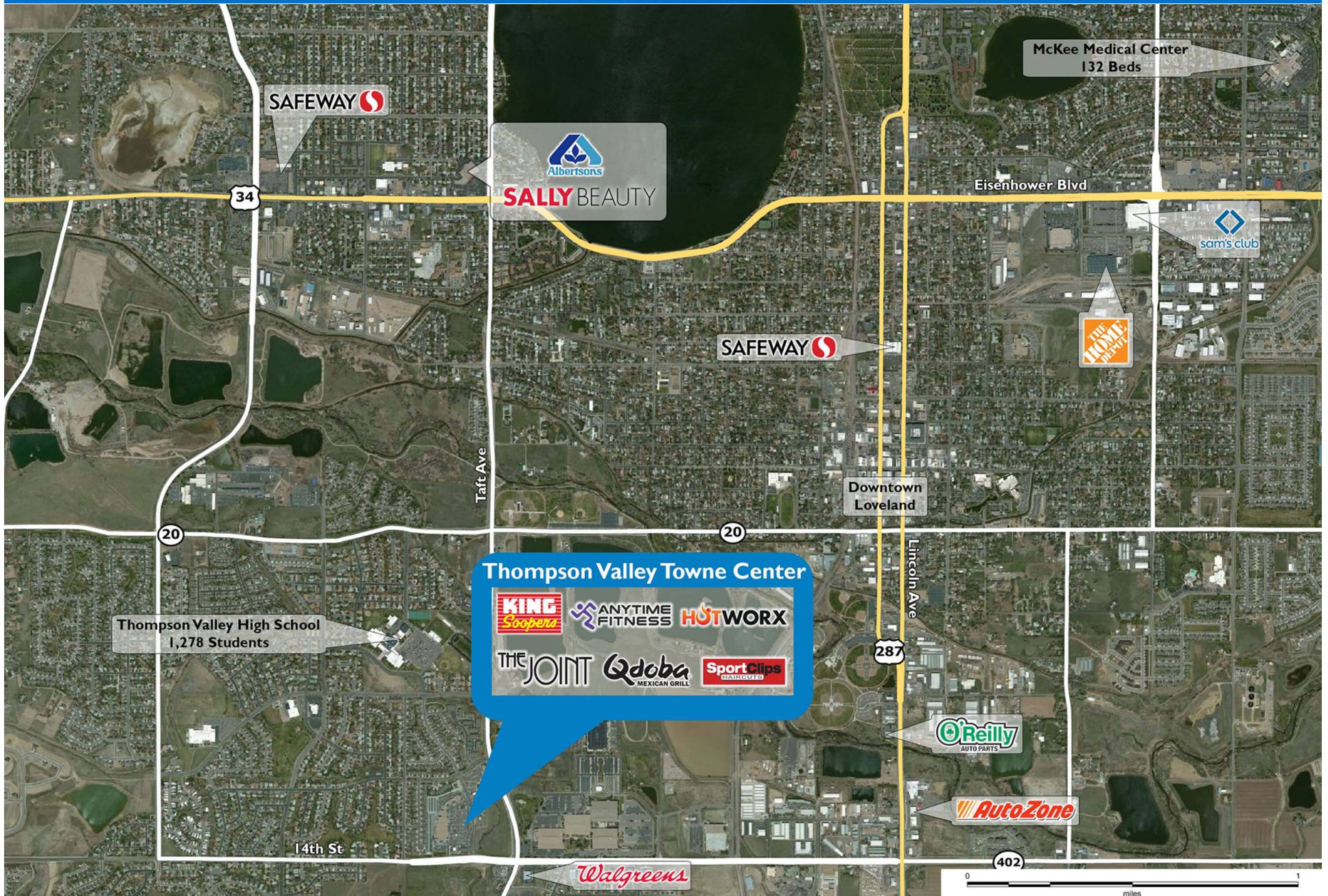
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Thompson Valley Towne Center Loveland, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,631	47,868	94,367
	2027 Projected Population	9,850	49,961	100,082
	2010 Census Population	8,650	40,526	77,066
	2000 Census Population	7,790	35,762	64,538
	1990 Census Population	6,275	28,679	48,528
	Historical Annual Growth 1990 to 2000	2.19%	2.23%	2.89%
	Historical Annual Growth 2000 to 2010	1.05%	1.26%	1.79%
	Estimated Annual Growth 2010 to 2022	0.85%	1.31%	1.60%
	Projected Annual Growth 2022 to 2027	0.45%	0.86%	1.18%
	Median Age	38.8	41.9	42.0
Households	Q2 2022 Estimated Households	3,714	19,714	37,774
	2027 Projected Households	3,799	20,563	40,056
	2010 Census Households	3,334	16,703	30,845
	2000 Census Households	2,889	14,204	24,714
	1990 Census Households	2,232	11,088	18,057
	Historical Annual Growth 1990 to 2000	2.61%	2.51%	3.19%
	Historical Annual Growth 2000 to 2010	1.44%	1.63%	2.24%
	Estimated Annual Growth 2010 to 2022	0.85%	1.31%	1.60%
	Projected Annual Growth 2022 to 2027	0.46%	0.85%	1.18%
	Population per Household	2.59	2.40	2.48
Population by Race	White	82.8%	84.7%	85.0%
	Black or African American	0.4%	0.4%	0.4%
	Asian & Pacific Islander	0.4%	0.9%	1.0%
	Other Races	2.4%	2.3%	2.3%
	Hispanic Population	14.0%	11.8%	11.4%
Income	Average Household Income	\$80,147	\$90,928	\$94,200
	Median Household Income	\$69,819	\$74,469	\$77,623
	Per Capita Income	\$31,005	\$37,868	\$38,070
Education (Age 25+)	Elementary	0.5%	0.9%	1.0%
	Some High School	3.4%	2.4%	2.4%
	High School Graduate	28.1%	23.6%	23.4%
	Some College	23.7%	23.7%	23.4%
	Associates Degree Only	13.4%	11.1%	10.5%
	Bachelors Degree Only	24.9%	24.4%	24.8%
	Graduate Degree	5.9%	13.9%	14.5%
Business	Number of Businesses	94	1,459	2,438
	Total Number of Employees	1,184	16,806	26,864
	Employees per Business	12.66	11.52	11.02
	Residential Population per Business	102.95	32.82	38.70

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