

# For Sale | The Ridge at Thompson Valley



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Denver, CO 80222  
(303) 765-4344

**Rick Giarratano**  
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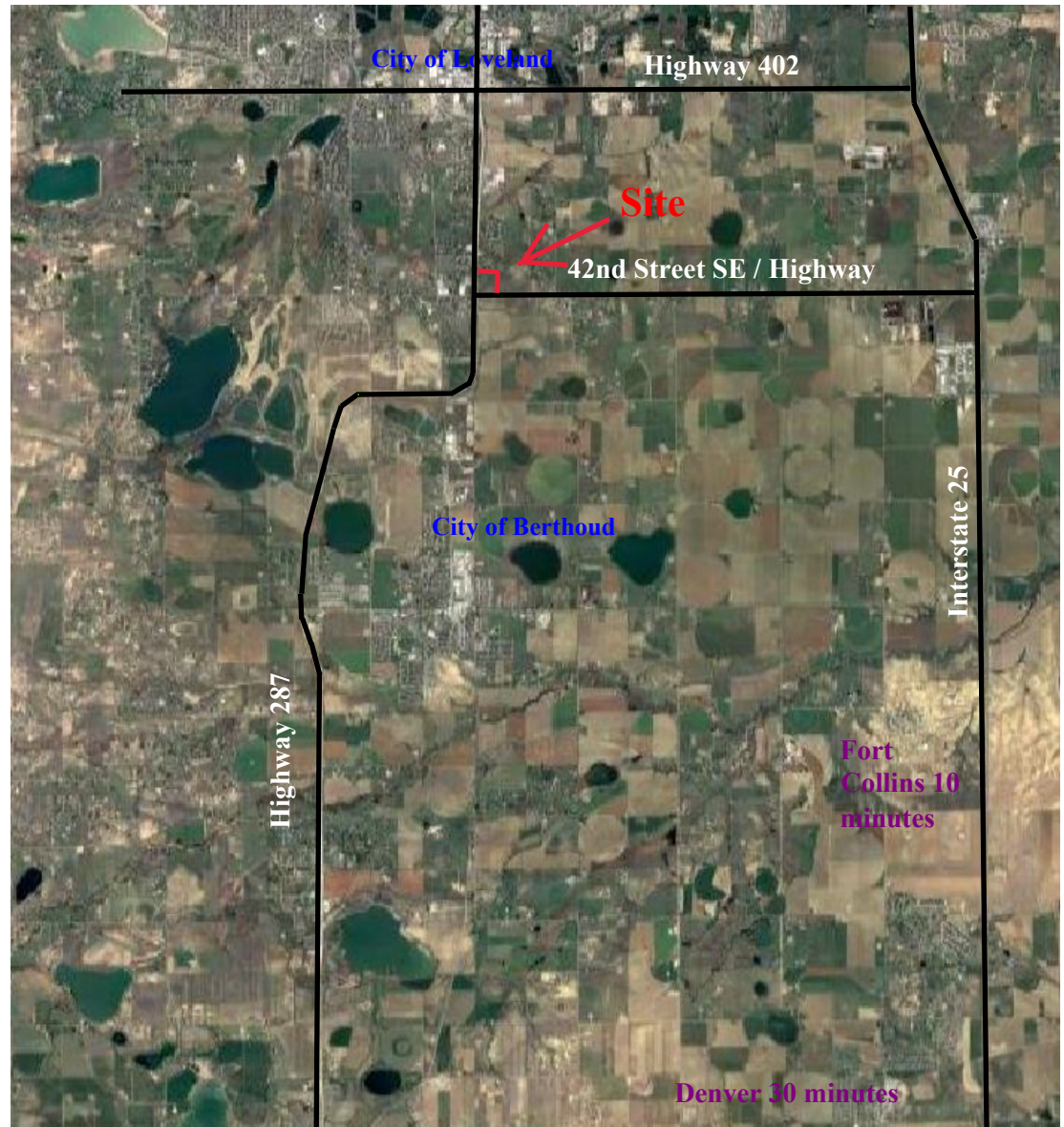
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335 42nd St. SE, Loveland, CO



## Land Information

**Traffic Counts** | 287 Traffic counts on 287/Lincoln Ave  
(16,100 cars per day)

**Purchase Price** | \$2,975,000.00 (\$2.00/SF)

**Utilities** | Utilities will be to the site inside 60 days

**Lot Size** | 34 acres

**Zoning** | District E- (Uses allowed - retail/office, medical, / light-industrial "by special review" - convenience store/bar/tavern/warehouse/distribution/auto-repair service) Complete zoning definition available

**City** | Loveland

**County** | Larimer

## Land Highlights

Zoned for many commercial uses

Surrounded by 120 residential lots

NEC of Hwy 287/Hwy 60

Easy I-25 accessibility (5 minutes)

Lighted intersection on Hwy 287

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.





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## Demographic and Income Comparison Profile

335 42nd St SE, Loveland, Colorado, 80537  
Rings: 1, 3, 5 mile radii

335 42nd St. SE  
Latitude 40.34937  
Longitude -105.06945

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	1,204	13,263	51,378
Households	415	5,186	20,799
Families	319	3,553	13,757
Average Household Size	2.76	2.49	2.44
Owner Occupied Housing Units	352	3,509	13,592
Renter Occupied Housing Units	63	1,677	7,207
Median Age	44.5	39.9	40.0

<b>2017 Summary</b>			
Population	1,313	14,890	57,965
Households	450	5,818	23,474
Families	344	3,947	15,347
Average Household Size	2.78	2.50	2.44
Owner Occupied Housing Units	370	3,709	14,484
Renter Occupied Housing Units	80	2,109	8,990
Median Age	46.4	41.1	41.5
Median Household Income	\$87,801	\$62,513	\$58,392
Average Household Income	\$103,343	\$79,956	\$76,214

<b>2022 Summary</b>			
Population	1,516	16,490	63,501
Households	521	6,446	25,699
Families	396	4,348	16,709
Average Household Size	2.79	2.50	2.44
Owner Occupied Housing Units	427	4,102	15,888
Renter Occupied Housing Units	93	2,344	9,811
Median Age	47.6	41.6	42.0
Median Household Income	\$101,022	\$71,917	\$64,994
Average Household Income	\$119,457	\$91,507	\$86,668

<b>Trends: 2017-2022 Annual Rate</b>			
Population	2.92%	2.06%	1.84%
Households	2.97%	2.07%	1.83%
Families	2.86%	1.95%	1.72%
Owner Households	2.91%	2.03%	1.87%
Median Household Income	2.85%	2.84%	2.17%

	1 mile		3 miles		5 miles	
<b>2017 Households by Income</b>	Number	Percent	Number	Percent	Number	Percent
<\$15,000	19	4.2%	401	6.9%	2,040	8.7%
\$15,000 - \$24,999	29	6.4%	402	6.9%	1,994	8.5%
\$25,000 - \$34,999	16	3.6%	482	8.3%	1,988	8.5%
\$35,000 - \$49,999	36	8.0%	908	15.6%	3,549	15.1%
\$50,000 - \$74,999	77	17.1%	1,193	20.5%	4,972	21.2%
\$75,000 - \$99,999	82	18.2%	899	15.5%	3,409	14.5%
\$100,000 - \$149,999	105	23.3%	989	17.0%	3,467	14.8%
\$150,000 - \$199,999	59	13.1%	323	5.6%	1,192	5.1%
\$200,000+	28	6.2%	220	3.8%	863	3.7%
Median Household Income	\$87,801		\$62,513		\$58,392	
Average Household Income	\$103,343		\$79,956		\$76,214	
Per Capita Income	\$39,136		\$32,219		\$31,431	

	1 mile		3 miles		5 miles	
<b>2022 Households by Income</b>	Number	Percent	Number	Percent	Number	Percent
<\$15,000	20	3.8%	427	6.6%	2,184	8.5%
\$15,000 - \$24,999	28	5.4%	398	6.2%	2,007	7.8%
\$25,000 - \$34,999	15	2.9%	458	7.1%	1,888	7.3%
\$35,000 - \$49,999	33	6.3%	852	13.2%	3,314	12.9%
\$50,000 - \$74,999	72	13.8%	1,195	18.5%	5,023	19.5%
\$75,000 - \$99,999	87	16.7%	1,026	15.9%	3,893	15.1%
\$100,000 - \$149,999	141	27.1%	1,348	20.9%	4,660	18.1%
\$150,000 - \$199,999	85	16.3%	450	7.0%	1,609	6.3%
\$200,000+	39	7.5%	293	4.5%	1,120	4.4%
Median Household Income	\$101,022		\$71,917		\$64,994	
Average Household Income	\$119,457		\$91,507		\$86,668	
Per Capita Income	\$44,895		\$36,687		\$35,611	