

1500

MONROE AVENUE

LOVELAND, CO 80538



6.63 ACRES FOR SALE OR LEASE

SCHOOL OR REDEVELOPMENT OPPORUNITY

SALE PRICE: \$6,200,000

LEASE RATE: \$10-\$15/SF NNN



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This building, previously an elementary school, is located right off Highway 34 near Highway 287 and less than five miles from Interstate 25. Built in 1963, the building is still in good condition and could easily be converted into a church, recreation or civic center, or office spaces. Located on over 6 acres, there is also a potential redevelopment opportunity for residential uses up to 20 units per acre. Please contact the listing broker for more information.



SALE PRICE LEASE RATE	\$6,200,000 \$10-\$15/SF NNN
LAND SIZE	6.63 Acres
BUILDING SIZE	53,300 SF
YEAR BUILT	1963
ZONING	<u>Loveland - Established High-Density Residential</u>



REDEVELOPMENT OR ADAPTIVE REUSE POSSIBILITIES



Senior Living



Child or Adult
Day Care Center



Multifamily



Medical Offices/
Health Centers



Schools



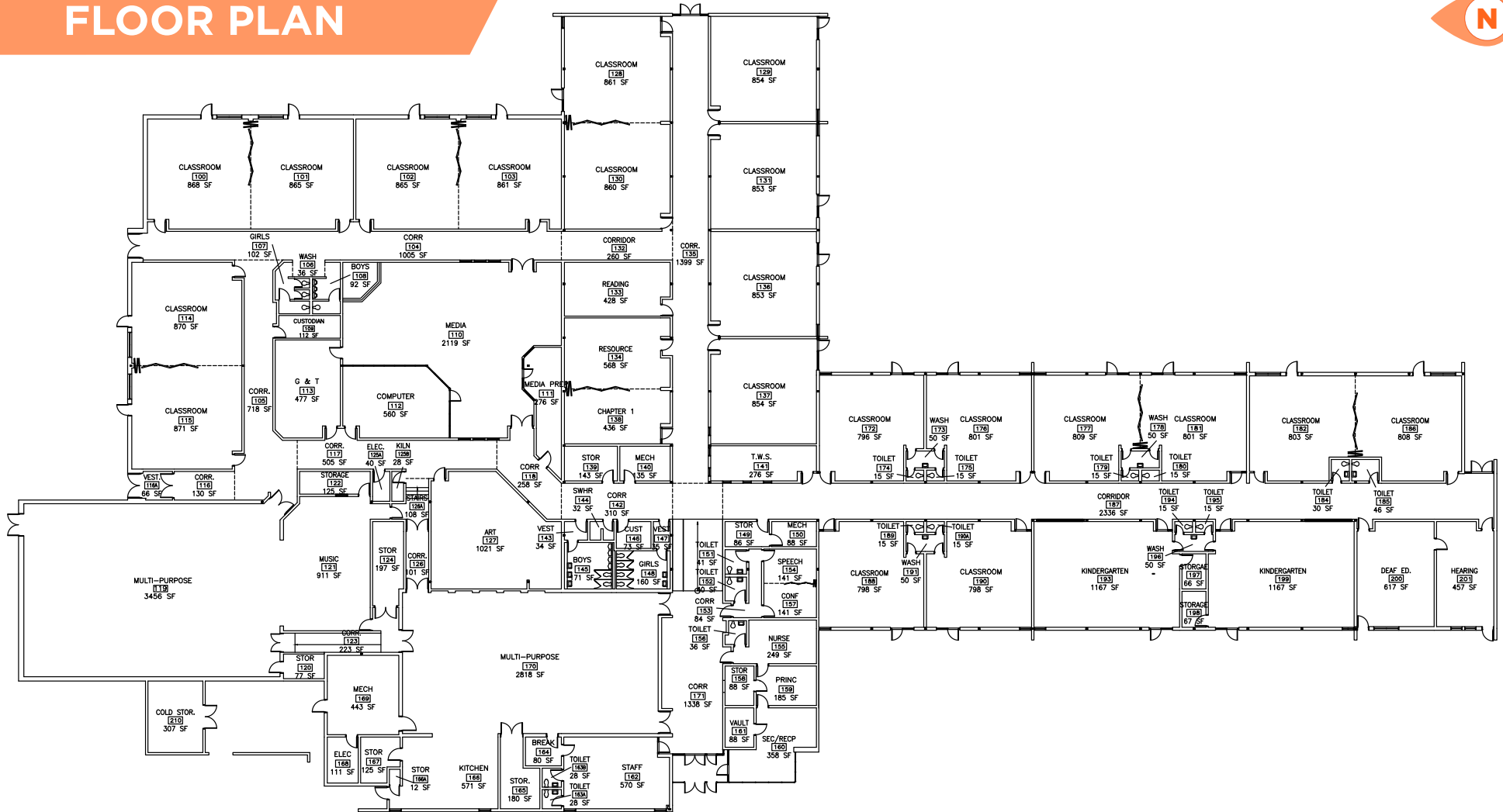
Library/Museum

1500

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FLOOR PLAN



1500

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LOVELAND AT A GLANCE

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.

LOVELAND, COLORADO BY THE NUMBERS



80,322
POPULATION



\$94,076
AVERAGE INCOME



32,803
HOUSEHOLDS



41.3
MEDIAN AGE

- As of 2020 the region's population increased by 6.2% since 2015, growing by 5,905. Population is expected to increase by 7.5% between 2020 and 2025, adding 7,565.
- From 2015 to 2020, jobs increased by 5.3% in 3 Colorado ZIPs from 46,809 to 49,301. This change outpaced the national growth rate of 0.0% by 5.3%.
- The top three industries in 2020 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Local Government, Excluding Education and Hospitals.

51

MILES
TO DENVER

20

MILES
TO GREELEY

13

MILES
TO FORT COLLINS

4

MILE
TO I-25

1500

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LOVELAND, CO 80538



GARFIELD AVENUE

LAKE LOVELAND

DOWNTOWN LOVELAND

E 16TH STREET

N MONROE AVE

34 43,542 VPD

25

34

287



First National Bank	METROLUX THEATRE DINING
CHASE	REPORTER-HERALD
Home State BANK	SAFeway
SPORTSMAN'S COUNTRY CLUB	LOVELAND
RIALTO	Aims Community College
ORCA	DOG

Bank of Colorado	Starbucks	Culver's
TREK	SCHEELS	COMFORT SUITES
verizon wireless	KAISER PERMANENTE	Shell
7-ELEVEN	ETHAN ALLEN	BONEFISH GRILL

CENTERRA Loveland, CO

Walmart

LOWE'S

TARGET

Outlets at Loveland

Banner Health uchealth

Walgreens

Dunkin'

KING SOFTDRINKS

Office DEPOT

McDonald's

Subway

DRIBBY LOBBY

WOLFE BARBERS

Walgreens

9

Star

Walmart

Home Depot

Walmart

LOWE'S

SPORTSMAN'S COUNTRY CLUB

Outlets at Loveland

Bank of Colorado

Starbucks

Culver's

TREK

SCHEELS

COMFORT SUITES

KAISER PERMANENTE

Shell

BONEFISH GRILL

7-ELEVEN

ETHAN ALLEN

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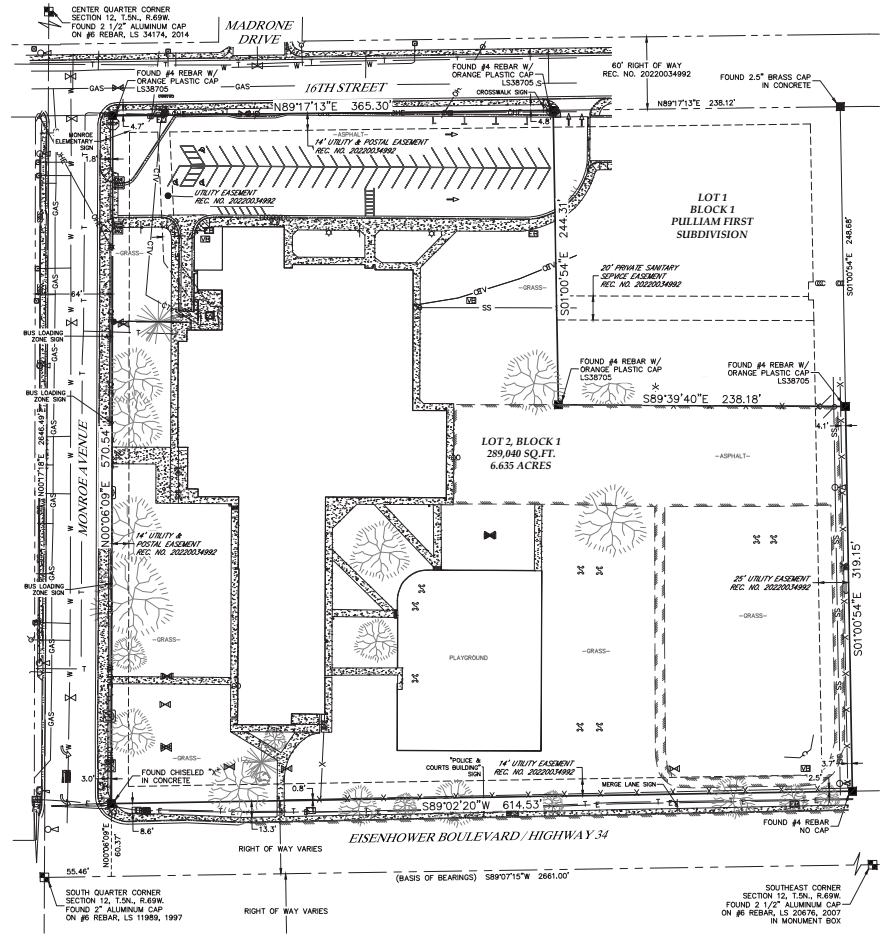
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[VIEW FULL LAND SURVEY](#)

DEMOGRAPHICS CoStar, 2024

	1 Mile	3 Miles	5 Miles
2023 Population	11,127	64,550	95,985
2028 Population Projection	11,279	65,739	98,361
2023 Households	4,928	26,561	38,873
Avg. Household Income	\$84,277	\$87,268	\$96,972