



# 1605 FOXTRAIL DRIVE

LOVELAND, CO 80538

OFFERING MEMORANDUM





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# THE OFFERING

This property is ideally located right off of I-25 and Highway 34 with more than a dozen restaurants and business support services within walking distance of the building. The floor plan offers an open and bright layout with surrounding windows. Located in the Foxtrail Business Park, ample parking and signage is available for potential tenants.



**SUBJECT PROPERTY**

# THE OFFERING

## PROPERTY DESCRIPTION



12,382 SF  
BUILDING SIZE



MASONRY  
CONSTRUCTION TYPE



2007  
YEAR BUILT



50 SPACES  
PARKING (4 : 1,000 SF)

## PRICING

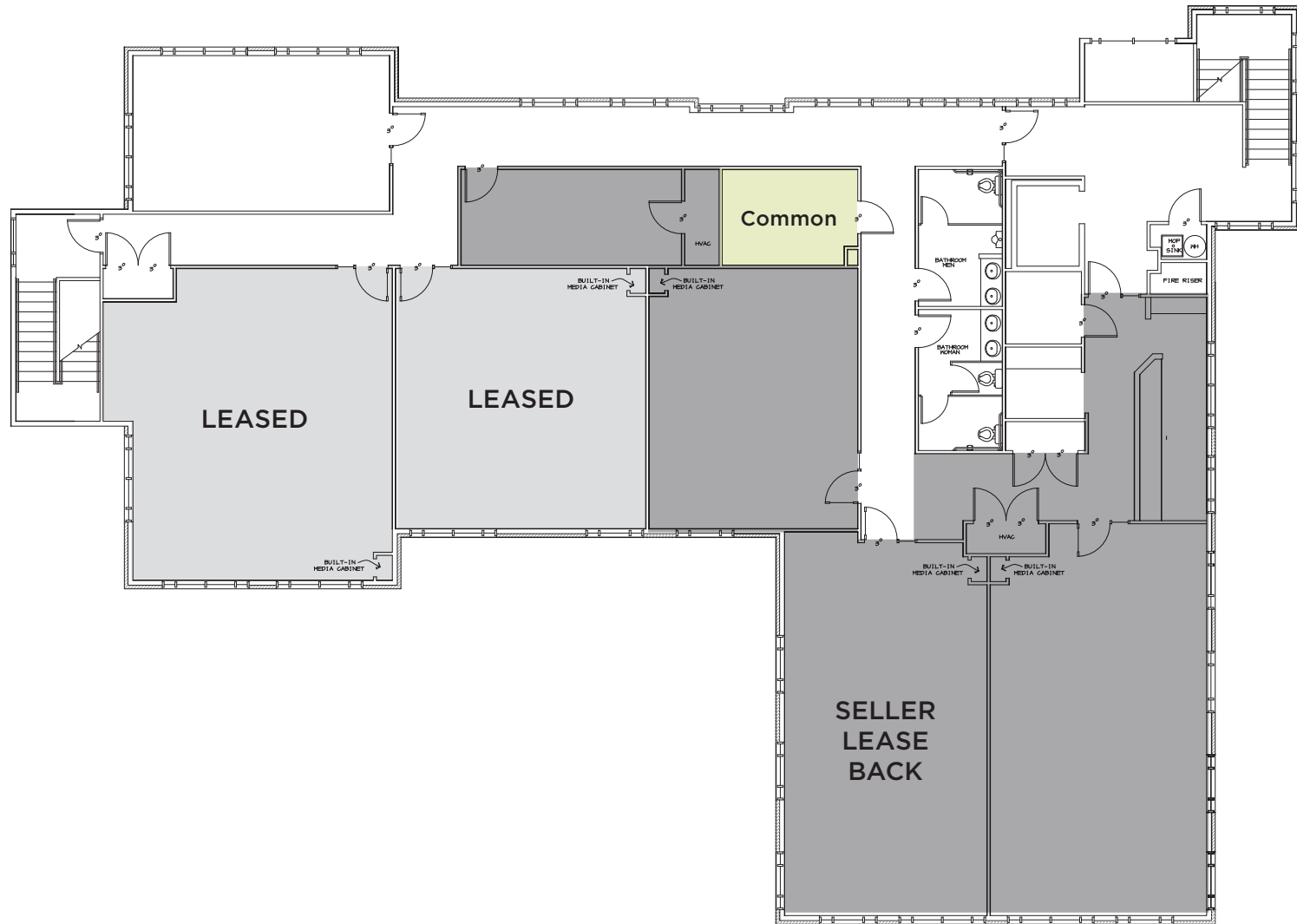
**\$4,000,000**  
PURCHASE PRICE

**5.03%**  
CAP RATE

**\$201,053**  
NOI



# FLOOR PLAN





# AREA OVERVIEW

## CITY OF LOVELAND

The City of Loveland was founded in 1877 along the newly-constructed line of the Colorado Central Railroad, near its crossing of the Big Thompson River.

The City 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. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the Promenade Shops at Centerra, the Outlets at Loveland, and the Budweiser Events Center.

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.

Source: [cityofloveland.org](http://cityofloveland.org)

## Location Attributes

45 Miles north of Denver; 59 miles south of Cheyenne, Wyoming

13 Miles south of Fort Collins; 20 miles west of Greeley; 30 miles east of Estes Park

Loveland Ski Area is instead located in Georgetown, Colorado

Time Zone: Mountain Standard Time (MST); summer daylight saving time (MDT)

Surrounding Communities: Fort Collins (to the north), Berthoud (to the south), Greeley (to the east) and Estes Park (to the west). Windsor (to the north-east) and Johnstown (to the south-east)

# AERIAL



Walmart

S. Taft Ave.

N. Garfield Ave.

Horseshoe Lake

McWhinney Blvd.



SUBJECT PROPERTY

Rocky Mountain Ave.



Boyd Lake

Rocky Mountain National Park

State Park

N. Boyd Lake Ave.



MEDICAL CENTER OF THE ROCKIES

Outlets at Loveland

CENTERRA Loveland, CO



Walmart

LOWE'S



Downtown Loveland

E. 1st St.

Former HP Campus



Logos for: First National Bank, CHASE, Sportsman's Warehouse, REPORTER-HERALD, Home State BANK, Aims Community College, SAFEWAY, INGREDIENTS FOR LIFE., LOVELAND BUSINESS CENTER, and RIALTO.

14th St. SW

Logos for: Outlets at Loveland, STARBUCKS COFFEE, COMFORT SUITES, 7 ELEVEN, Shell, verizon wireless, Bank of Colorado, SCHEELS, Bank of Colorado, ETHAN ALLEN, and KAISER PERMANENTE.





# RENT ROLL

Tenant	Square Feet	Current \$/SF	Base Rent/ Yr.	Type	Escalator	Term	Expiration	Option Periods
UCHealth	7,017	\$19.29	\$135,322.86	NNN	3.00%	5 years	6/30/2025	1
Edward Jones	1,484	\$18.40	\$27,307.56	NNN	3.00%	7 years 3 months	12/31/2023	1
Seller Lease Back	3,571	\$16.00	\$57,136.00	NNN	3.00%	1 year	11/30/2023	N/A
	<b>12,072</b>		<b>\$219,766.42</b>					

<b>Average Lease Rate</b>	\$17.90
<b>Total Base Rent/Month</b>	\$18,313.87







UCHEALTH PAIN MANAGEMENT

**Investment  
Sales**

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