

FOR LEASE OR SALE

**3850 N. GRANT AVENUE**  
LOVELAND, CO 80538



**LEASE RATE REDUCED**



## **FOR LEASE**

**SUITE 200 | 2,000 - 5,755 SF**  
AVAILABLE NOW | TENANT FINISH NEGOTIABLE  
LEASE RATE: \$14.95/SF  
NNN: \$13.85/SF (INCLUDES UTILITIES)

## **FOR SALE**

**14,589 SF OWNER/USER OPPORTUNITY**  
SALE PRICE: \$3,250,000 (\$223/SF)

Bright, flexible medical office suite on the 2nd floor along Highway 287 available for lease, or the building could be purchased by an investor or owner/user. The available suite can be divided in a number of configurations. The building has a refreshed lobby, an elevator, common area and private restrooms and abundant parking. Building and monument signage available.

## **PROPERTY DETAILS**

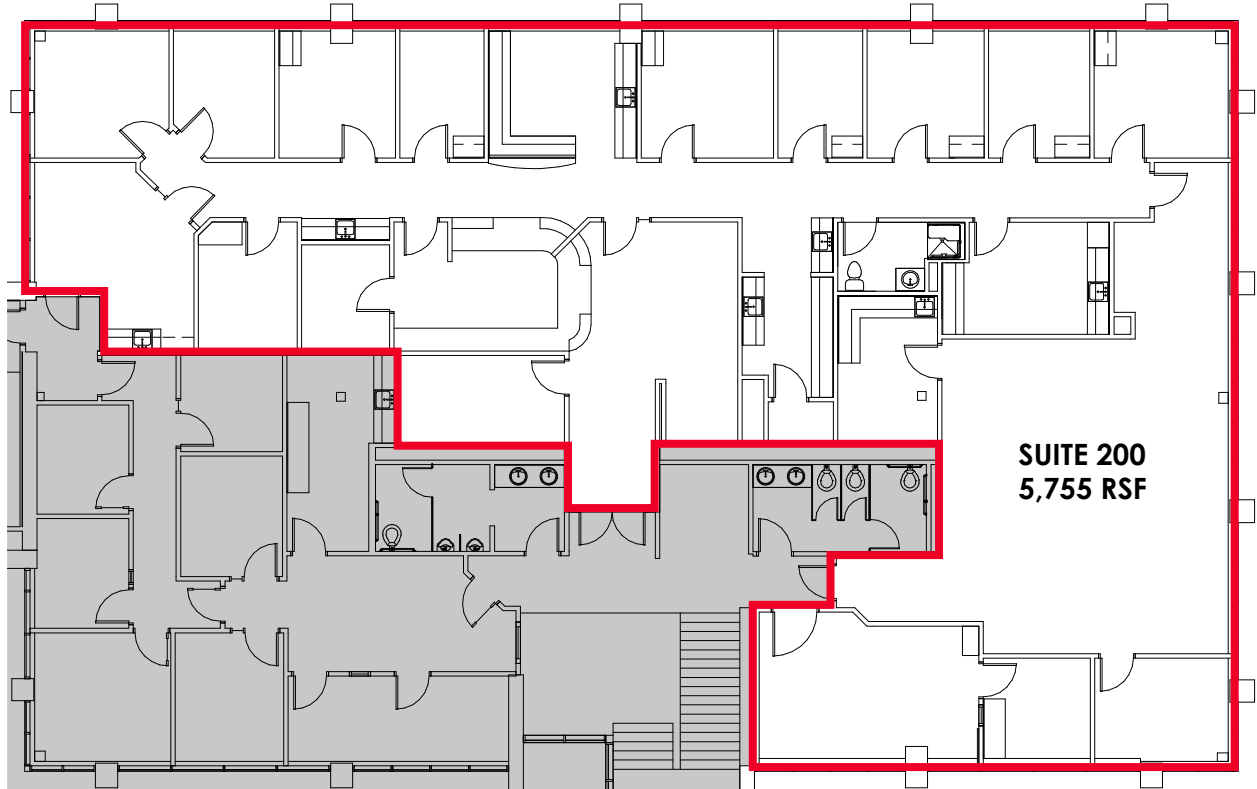
<b>YOC</b>	1996
<b>Elevators</b>	2
<b>Signage</b>	Building & Monument
<b>Parking</b>	4.70 : 1,000 SF
<b>Zoning</b>	B - Developing Business

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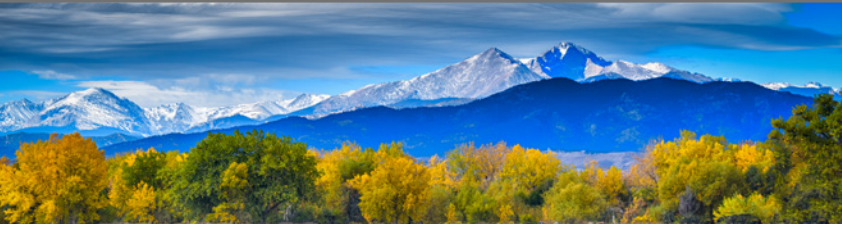
**FLOOR PLAN**





# CITY OF LOVELAND

## AREA HIGHLIGHTS



### AREA HIGHLIGHTS

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.

### NORTHERN COLORADO MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.



### MSA DEMOGRAPHIC HIGHLIGHTS City of Loveland

- 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.

Source: Emsi, 2021



2021 TOTAL POPULATION

**80,322**



2021 HOUSEHOLDS

**32,803**



MEDIAN HOUSEHOLD INCOME

**\$73,492**

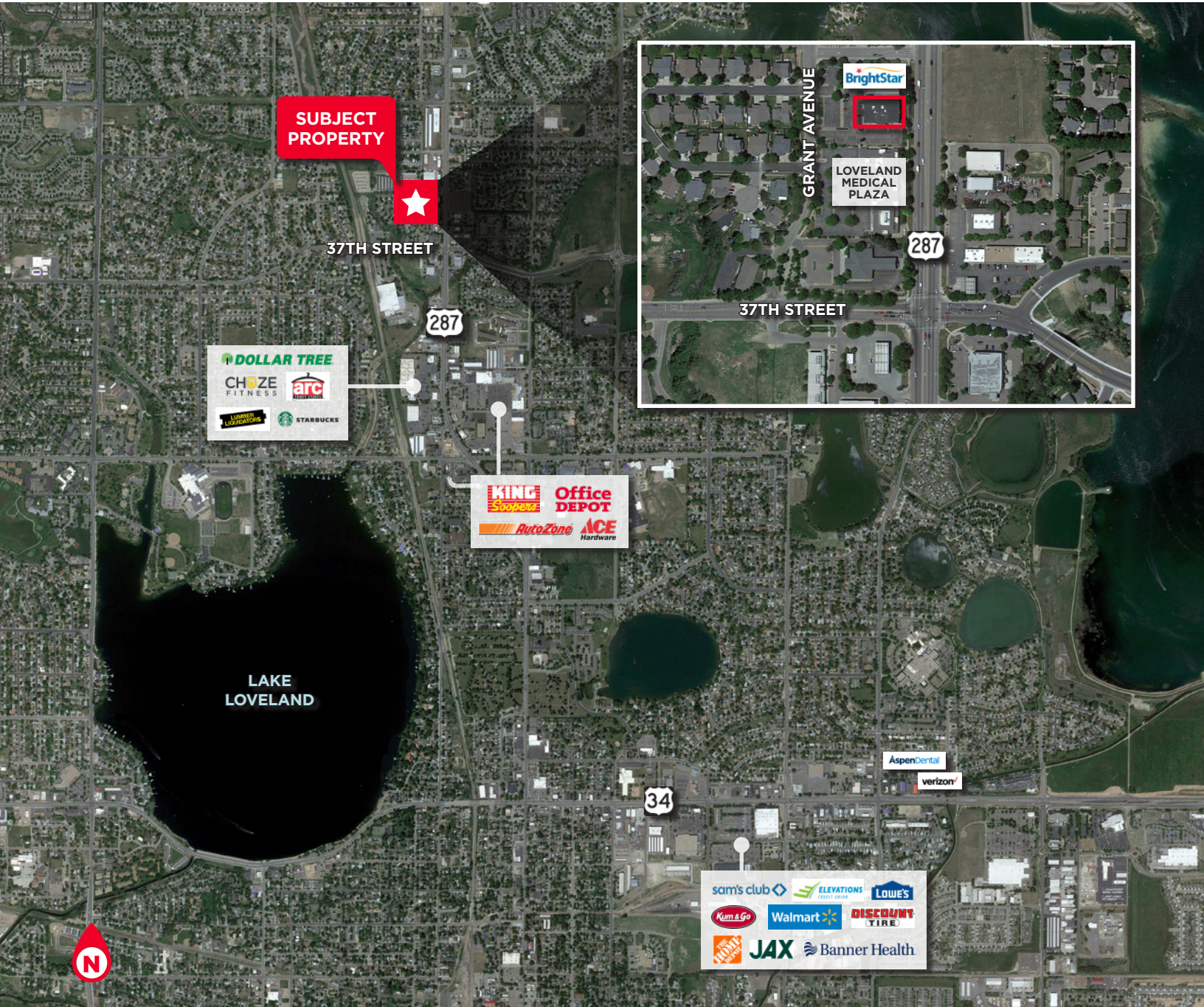
Source: Emsi, 2022



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## Contact

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