

RETAIL OPPORTUNITIES FOR LEASE

Loveland Marketplace South

2979-2985 North Garfield Avenue Loveland, Colorado 80538



RETAIL & WAREHOUSE/FLEX SPACES AVAILABLE FOR LEASE

Lease Rate: \$12.00 - \$15.00/SF NNN | NNN: \$5.20/SF

SIZE RANGE: 3,659 SF - 28,592 SF

AVAILABILITIES

SUITE	SIZE	LEASE RATE	USE
2981	3,659 SF	\$15.00/SF NNN	Retail
2981A-2983	10,050 - 28,592 SF	12.00 - \$14.00/SF NNN	Retail, Warehouse, Flex, Showroom
Build-to-Suit	±4,000 SF	Negotiable	Pad Site

PROPERTY HIGHLIGHTS

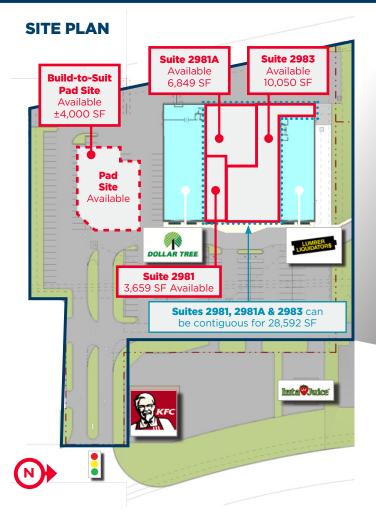
- · Highly sought after retail opportunities
- · Two full-turn stoplights for access
- Home to Loveland's newest Starbucks
- 47,963 Vehicles per day
- · Abundant parking
- Excellent visibility
- Central location
- Monument signage available with electronic message center (EMC)



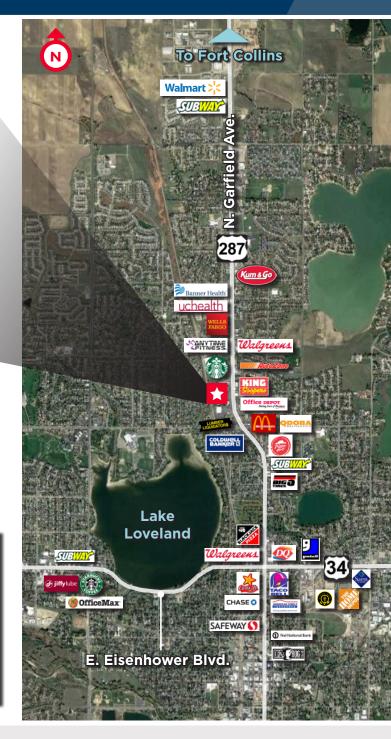
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DEMOGRAPHICS	CoStar, 2023		
	1 Mile	3 Miles	5 Miles
2023 Population	9,631	61,778	98,055
2028 Population Proj.	9,640	62,604	100,215
2023 Households (HH)	3,844	25,136	39,273
Average HH Income	\$77,375	\$86,257	\$95,897
Daytime Population	5,026	24,704	41,954



For more information, please contact:

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