



RETAIL OPPORTUNITIES FOR LEASE

Loveland Marketplace South

2979-2985 North Garfield Avenue
Loveland, Colorado 80538

NEIGHBORHOOD SHOPPING CENTER

**JOIN RECENTLY OPENED 40K SF
CHUZE FITNESS**



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)

