

Owner/User Opportunity

In-Place National Credit Tenant Income

# LOVELAND MARKETPLACE SOUTH

2979-2985 North Garfield Avenue  
Loveland, CO 80538



## OFFERING SNAPSHOT

**\$5,923,000** (\$150/SF)  
OFFERING PRICE

**\$214,917**  
IN-PLACE NOI

**39,488 SF**  
SIZE

## OFFERING SUMMARY

<b>Number of Tenants</b>	2
<b>Parking</b>	196 Spaces (4.96 : 1,000 SF)
<b>Size</b>	39,488 SF
<b>Year Built</b>	1984 (Remodeled 2002)
<b>Site Size</b>	4.46 Acres (194,278 SF)
<b>Offering Price</b>	\$5,923,000 (\$150/SF)
<b>NOI</b>	\$214,917

## INVESTMENT HIGHLIGHTS



PURCHASE BELOW 50%  
REPLACEMENT COST



REDUCE OCCUPANCY  
COSTS WITH IN-PLACE  
INCOME



EXCESS GROUND  
FOR EXPANSION



EXCELLENT VISIBILITY  
TO HWY 287

# SITE PLAN

Prime signage and center space available for your business



# NEIGHBORHOOD RETAIL MAP



# CONTACT

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