

FOR SUBLEASE

# 1020 South Garfield Avenue

Loveland, Colorado 80537



**CUSHMAN &  
WAKEFIELD**

**15,000 SF AVAILABLE**

INDUSTRIAL/FLEX SPACE

Includes 3 acres of  
outdoor storage

# PROPERTY OVERVIEW



**15,000 SF**

TOTAL AVAILABLE SIZE

**3 ACRES**

OUTSIDE STORAGE

**14'**

CLEAR HEIGHT

**FOUR 12' X 12' OHDs**

GRADE-LEVEL LOADING

**I-C**

ZONING

**\$15.00/SF NNN**

SUBLEASE RATE

**\$6.24/SF**

ESTIMATED NNN

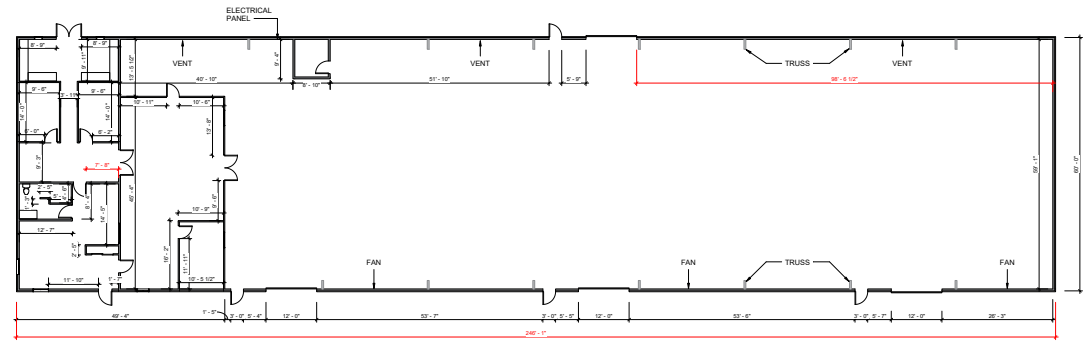
**THROUGH 6/30/27**

TERM

## PROPERTY HIGHLIGHTS

- Fully Sprinkled
- 200 Amps, 120 V, 3 Phase
- Radiant Heat
- LED Lighting
- Washer/Dryer Hookups
- Asphalt Parking

## FLOOR PLAN



[VIEW ENLARGED PLAN](#)

# LOCATION HIGHLIGHTS



Source: [downtownloveland.com](http://downtownloveland.com)

## LOVELAND, COLORADO

Loveland, located south of Fort Collins, has been steadily growing towards its larger neighbor. The establishment of county-owned open space between the two cities in the 1990s created a permanent buffer to contiguous growth. Loveland has expanded its incorporated limits eastward, embracing key interchanges like Interstate 25 and U.S. Highway 34.

The city is the second most populous municipality in Larimer County, situated 46 miles north of Denver. Loveland boasts a thriving community with numerous artists, three foundries, an art museum, and an annual sculpture show held in August. The city lies on the Big Thompson River, just 26 miles east of the Rocky Mountain National Park. The breathtaking scenery and outdoor activities make it a popular destination for white-water rafting, hiking, and biking.

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.

## DEMOGRAPHIC HIGHLIGHTS



Total Population (2024)

**78,526**



Per Capita Income

**\$46,516**



Total Households

**33,888**



Median Age

**42.4**

Source: Esri, 2024

1020 S Garfield Avenue // Loveland, CO 80537

**Demographics**

	2 Mile	5 Mile	10 Mile
2023 Population	24,795	94,729	187,130
2028 Proj. Population	25,135	97,129	194,755
2023 Households (HH)	10,441	38,499	73,714
2028 Households (HH)	10,597	39,574	76,807
Avg. HH Income	\$84,757	\$96,510	\$111,288

Rocky Mountain National Park

**Downtown Loveland**

**SUBJECT PROPERTY**

Former HP Campus

Horseshoe Lake  
Boyd Lake  
State Park

N. Garfield Ave.

N. Boyd Lake Ave.

34

287

34

25

E. 1st St.

14th St. SW

NORTHERN COLORADO REGIONAL AIRPORT

bluearena

amazon

uchealth

CENTERRA

Outlets at Loveland

sam's club

Walmart

LOWE'S

**Centerra Marketplace**

O'Reilly AUTO PARTS SONIC

ANKMAR

RotoZone

CIRCLE K

EMPIRE

QDOBA MEXICAN EATS

KING Super

Restauria Renzo's Allegro

**Aki Palmer**  
Executive Director  
+1 970 267 7727  
aki.palmer@cushwake.com

**Cole VanMeveren**  
Director  
+1 970 219 3802  
cole.vanmeveren@cushwake.com

