

LONGVIEW BUSINESS PARK

155 WEST 65TH STREET | LOVELAND, COLORADO 80538

1,000 SF POTENTIAL STANDALONE DRIVE-THRU OPPORTUNITY

Lease Rate: Negotiable

Potential 1,000 SF build-to-suit drive-thru opportunity available in the Longview Business Park. Strategically located between Fort Collins and Loveland with immediate access to Highway 287. This site enjoys excellent visibility and is in close proximity to a growing tenant base, including Walmart, Chase Bank, Subway, Verizon, Freddy's, and many more.



PROPERTY HIGHLIGHTS

- Excellent Highway 287 visibility
- Close proximity to Loveland area schools and multi-family developments
- Opportunities for retail, restaurant, office, medical office, and more
- Strong area co-tenants include Walmart, Chase Bank, Freddy's, Subway, Les Schwab Tires, Comfort Dental, Verizon, Uhaul, Serious Texas BBQ, and many more
- Owner will consider land lease

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DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------------|----------|----------|-----------|
| 2022 Population (Pop.) | 5,080 | 43,325 | 116,283 |
| 2027 Projected Pop. | 5,566 | 47,409 | 127,534 |
| Annual Pop. Growth ('22-'27) | 1.90% | 1.90% | 1.90% |
| 2022 Households (HH) | 1,932 | 16,626 | 46,844 |
| 2022 Avg. HH Income | \$89,244 | \$97,948 | \$102,696 |

Source: CoStar, 2022

SUBJECT PROPERTY

S. Taft Ave.

N. Garfield Ave.

N. Boyd Laker Ave.



Rocky Mountain National Park

State Park

Downtown Loveland

E. 1st St.

Former HP Campus

14th St. SW



For more information, please contact:

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