



RETAIL OPPORTUNITIES FOR LEASE

# Loveland Marketplace South

2979-2985 North Garfield Avenue  
Loveland, Colorado 80538

**NEIGHBORHOOD SHOPPING CENTER**



## RETAIL & WAREHOUSE/FLEX SPACES AVAILABLE FOR LEASE

Lease Rate: \$8.00 - \$15.00/SF NNN | NNN Expenses: \$3.48 SF

**SIZE RANGE: 3,659 SF - 10,508 SF**

### AVAILABILITIES

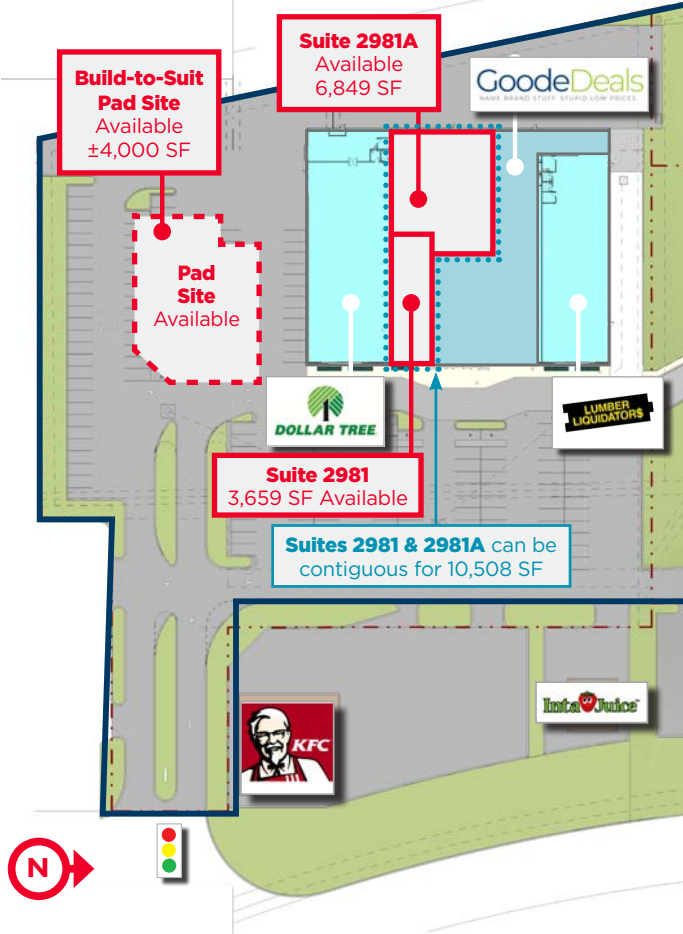
TYPE	SUITE	SIZE	LEASE RATE
Retail Space with High Visibility	2981	3,659 SF	\$15.00/SF NNN
Warehouse/Flex with Overhead Door	2981A	6,849 SF	\$8.00/SF NNN
Showroom/Warehouse	2981 & 2981A	10,508 SF	Negotiable
Pad Site	Build-to-Suit	±4,000 SF	Negotiable

### PROPERTY HIGHLIGHTS

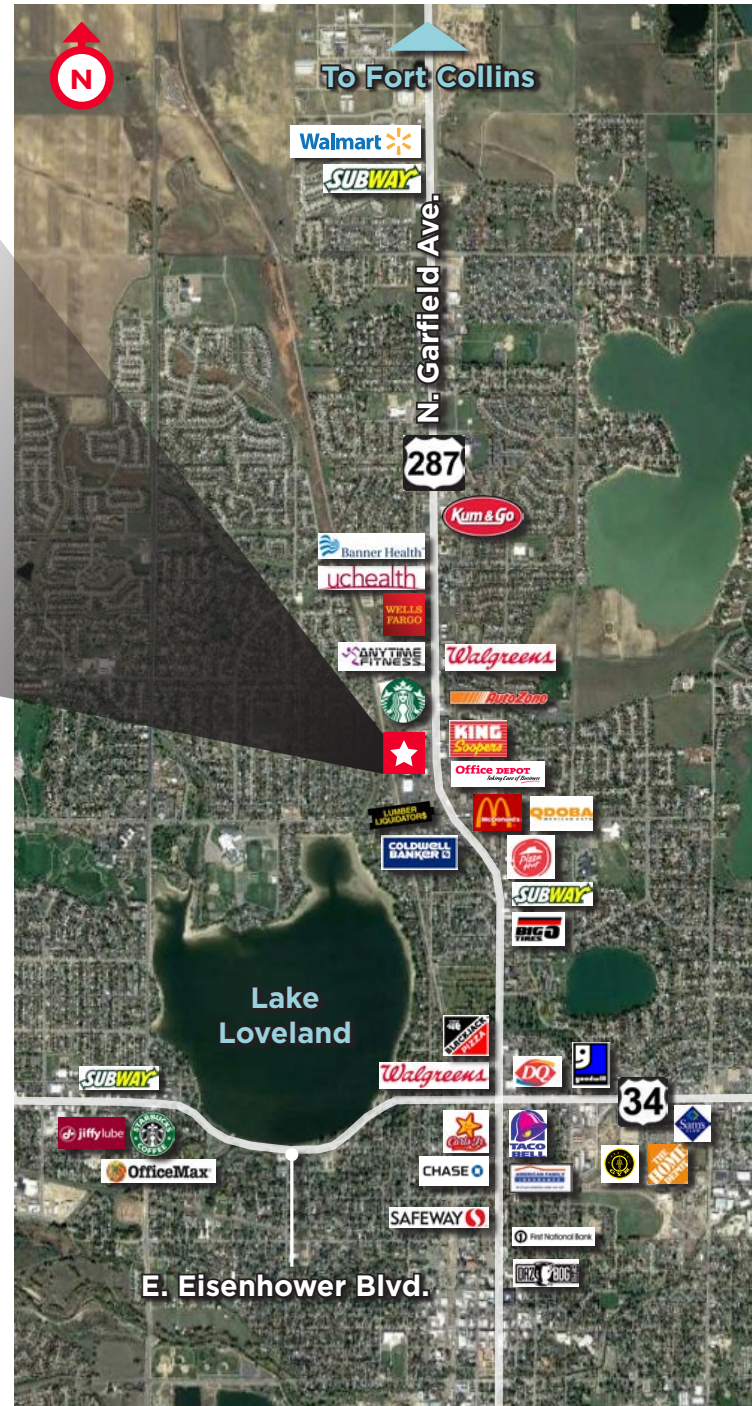
- Highly sought after retail opportunities
- Two full-turn stoplights for access
- Home to Loveland's newest Starbucks
- 35,641 Vehicles per day
- Abundant parking
- Excellent visibility
- Central location
- Monument signage available with electronic message center (EMC)

# Loveland Marketplace South

2979-2985 North Garfield Avenue  
Loveland, Colorado 80538

**SITE PLAN**

**DEMOGRAPHICS**
**CoStar, 2019**

	1 Mile	3 Miles	5 Miles
2019 Population	12,359	62,183	90,366
Pop. Growth 2019-2024	9.52%	8.20%	7.81%
2019 Daytime Pop.	4,494	25,442	43,755
2019 Households (HH)	4,782	25,104	35,540
2019 Average HH Income	\$87,084	\$80,637	\$84,541



For more information, please contact:

**CHASE CHRISTENSEN**  
Senior Associate

+1 970 267 7406  
chase.christensen@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)