

# 1000

## SOUTH LINCOLN AVENUE

LOVELAND, COLORADO 80537



### OFFERING MEMORANDUM



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# EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY

## THE OFFERING

Cushman & Wakefield and URealty, Inc. are pleased to present the opportunity to purchase this multi-tenant mixed-use property in Loveland, Colorado. This value-add opportunity is located off Highway 287 (Lincoln) and Highway 402 (14th Street). This mixed-use opportunity has 88,878 square feet of industrial, office, retail with 22,000 square feet of “core and shell” ready to be built out for a variety of uses, including office, residential or a self-storage concept. The 88,000 SF building sits on 6.73 acres of land with 3 acres of yard that could be leased out or provided to a tenant to yield a higher lease rate. **Please contact the listing broker for more detailed information on this opportunity.**



### 1000 S. LINCOLN AVE. / OFFERING SUMMARY

#### PROPERTY DESCRIPTION

Number of Current Tenants	14
Total Net Leasable Area	±88,878 SF
Occupied	±63,103 SF
Vacant	±25,775 SF
Occupancy %	71%
Year Built/Remodeled	1946/2001
Stories	3

#### PRICING

Sales Price	\$6,875,000
Sales Price Per SF	\$77.35

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# PROPERTY DESCRIPTION

## OVERVIEW



### PROPERTY DETAILS

#### MULTI-TENANT BUILDING

14 Current Tenants

#### BREAKDOWN

Main Building: 86,578 SF  
Detached Building: 2,300 SF

#### MULTI-USE SPACE

Office: 15,757 SF  
Retail: 14,272 SF  
Warehouse: 50,000 SF  
Flex: 8,000 SF  
**TOTAL: 88,878 SF**

#### POWER

3-Phase

#### LOADING

9 Overhead Doors  
5 Dock-High Doors

#### YEAR BUILT/REMODELED

1946/2001

#### PROPERTY FEATURES

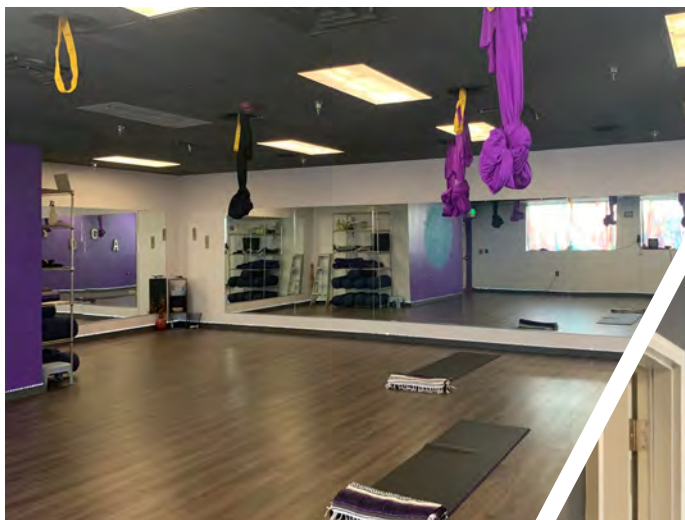
36.73 Acre Site  
3 Acres of Empty Yard  
Traffic Counts: 23,000 VPD





# PROPERTY DESCRIPTION

## PHOTOS



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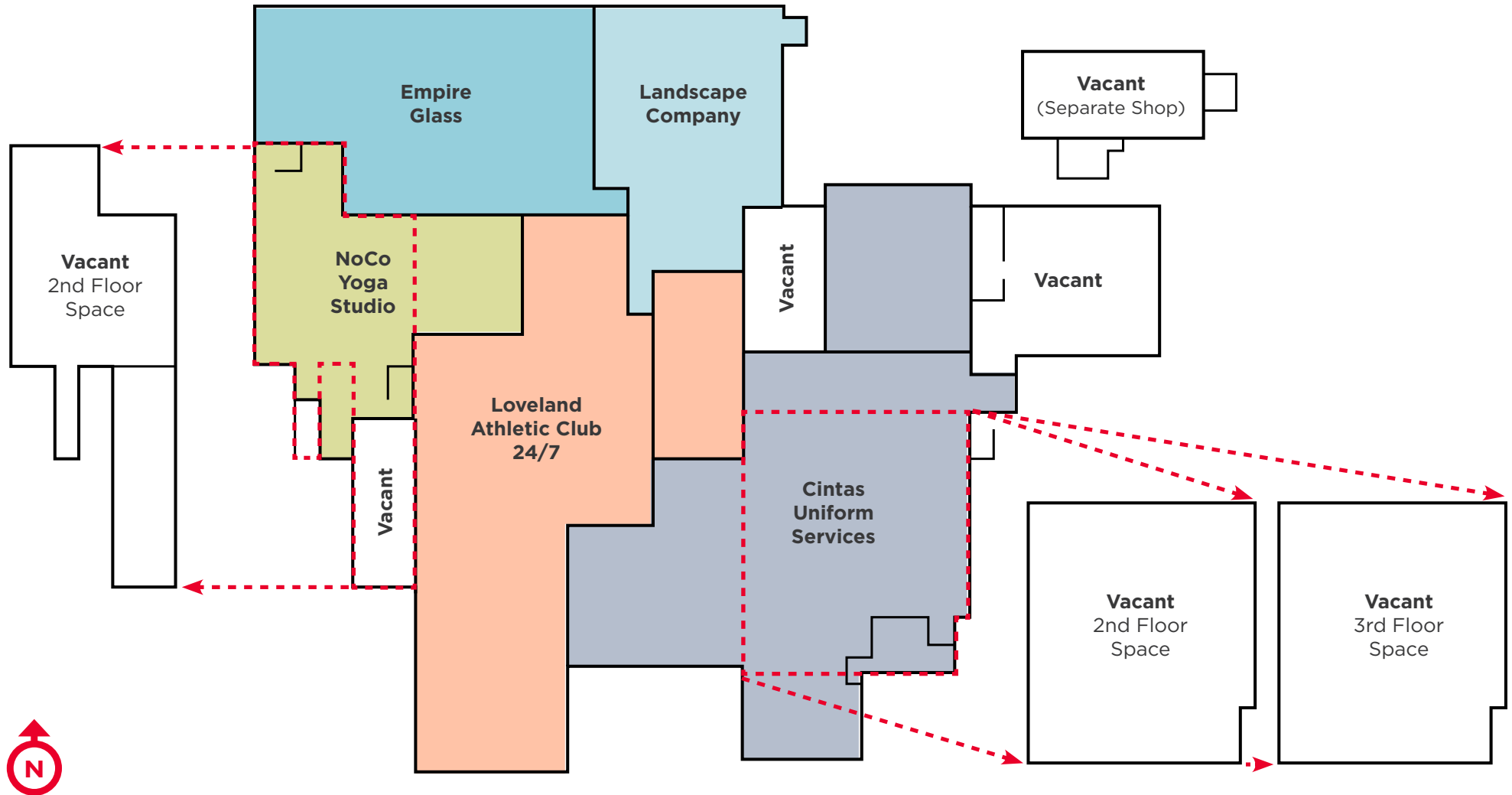
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# PROPERTY DESCRIPTION

## FLOOR PLAN





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# TENANT INFORMATION

## RENT ROLL

TENANT	ADDRESS	SQUARE FEET	CURRENT \$/SF	TYPE	\$NNN	ESCALATOR
<b>UNIT 1</b> VACANT (OLD SCHOOL)	1000 S Lincoln Unit 1	10,000	\$8.00	NNN	\$2.25	3.00%
<b>UNIT 2</b> NOCO YOGA STUDIO	1000 S Lincoln Unit 2	5,000	\$8.00	NNN	\$2.25	3.00%
<b>UNIT 3</b> LANDSCAPE	1000 S Lincoln Unit 3	6,000	\$5.40	Gross	n/a	3.00%
<b>UNIT 4</b> EMPIRE GLASS	1000 S Lincoln Unit 4	5,000	\$5.04	NNN	\$2.25	3.00%
<b>UNIT 5</b> LOVELAND ATHLETIC CLUB 24/7	1000 S Lincoln Unit 5	16,000	\$7.50	Gross	n/a	3.00%
<b>UNIT 6</b> CINTAS UNIFORM SERVICES	1000 S Lincoln Unit 6	13,500	\$11.50	NNN	\$2.25	3.00%
<b>UNIT 7</b> VACANT	1000 S Lincoln Unit 7	1,000	\$12.00	NNN	\$2.25	3.00%
<b>UNIT 8</b> VACANT (CAR RESTORE/STORAGE)	1000 S Lincoln Unit 8	2,400	\$12.00	NNN	\$2.25	3.00%
<b>UNIT 9</b> VACANT (TOP&MIDDLE FLOOR/CORE & SHELL)	1000 S Lincoln Unit 9/10	22,300	\$8.00	NNN	\$2.25	3.00%
<b>UNIT 11</b> LANDLORD STORAGE/USE	1000 S Lincoln Unit 11	5,000	\$1.44	NNN	\$2.25	3.00%
<b>STORAGE</b>	1000 S Lincoln	378	\$-	NNN	\$-	3.00%
<b>TOTALS</b>		<b>86,578</b>				

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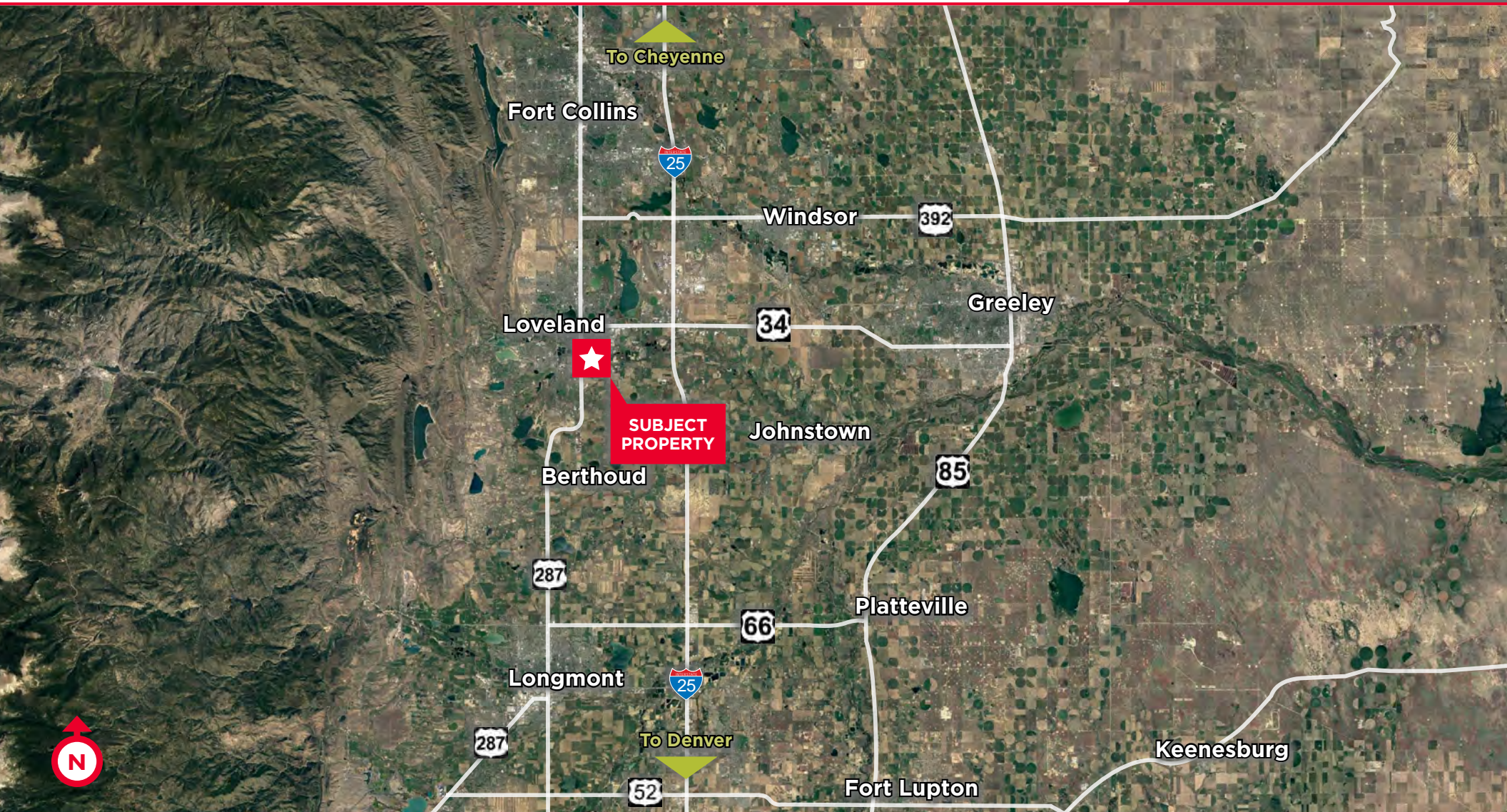
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# LOCATION OVERVIEW

## REGIONAL AERIAL



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# LOCATION OVERVIEW

## PROXIMAL AERIAL





# LOCATION OVERVIEW

## LOVELAND AREA OVERVIEW

### THE CITY OF LOVELAND

The City of Loveland was founded in 1877 along the newly-constructed line of the Colorado Central Railroad, near its crossing of the Big Thompson River. It was named in honor of William A.H. Loveland, the president of the Colorado Central Railroad. The City was founded one mile (1.6 km) upstream from the existing small settlement of St. Louis, the buildings of which were moved to the site of Loveland.

The City is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

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.

Source: [cityofloveland.org](http://cityofloveland.org)

### MSA DEMOGRAPHICS

#### City of Loveland

Source: EMSI

As of 2019 the region's population increased by 10.1% since 2014, growing by 9,350. Population is expected to increase by 7.0% between 2019 and 2024, adding 7,135. From 2014 to 2019, jobs increased by 16.2% in Loveland from 44,708 to 51,957. This change outpaced the national growth rate of 7.3% by 8.9%. The top three industries in 2019 are Restaurants and Other Eating Places, Education and Hospitals (State Government), and Education and Hospitals (Local Government).

Source: EMSI, 2019



2019 TOTAL POPULATION

**101,595**



TOTAL REGIONAL EMPLOYMENT

**51,957**



2019 MEDIAN HOUSEHOLD INCOME

**\$63,700**



# LOCATION OVERVIEW

## NORTHERN COLORADO REGION

### NORTHERN COLORADO FRONT RANGE

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

*Source: choosecolorado.com*

### MSA DEMOGRAPHICS

Northern Colorado Region  
*Source: upstatecolorado.org*



TOTAL POPULATION (2019)

**633,060**



PER CAPITA INCOME

**\$45,065**



LABOR FORCE

**336,600**



TOTAL SQUARE MILES

**6,646**

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