

LONGVIEW BUSINESS PARK

155 WEST 65TH STREET | LOVELAND, COLORADO 80538

2,000 - 5,080 SF BUILD-TO-SUIT OPPORTUNITY

Lease Rate: \$30.00 - \$35.00/SF NNN | Sale Price: Negotiable

2,000 - 5,080 SF Build-to-suit development 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
- Walking distance to countless businesses and amenities
- 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

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population (Pop.)	4,841	41,486	112,052
2025 Projected Pop.	5,191	44,271	119,940
Est. Pop. Growth ('20-'25)	7.23%	6.71%	7.04%
2020 Households (HH)	1,827	15,823	44,817
2020 Avg. HH Income	\$94,041	\$95,654	\$98,350

Source: CoStar, 2020

For more information, please contact:

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