Owner/User Opportunity

In-Place National Credit Tenant Income

LOVELAND MARKETPLACE SOUTH

2979-2985 North Garfield Avenue Loveland, CO 80538



OFFERING SNAPSHOT

\$5,923,000 (\$150/SF) OFFERING PRICE

\$214,917 IN-PLACE NOI **39,488 SF**

OFFERING SUMMARY

Number of Tenants	2
Parking	196 Spaces (4.96 : 1,000 SF)
Size	39,488 SF
Year Built	1984 (Remodeled 2002)
Site Size	4.46 Acres (194,278 SF)
Offering Price	\$5,923,000 (\$150/SF)
NOI	\$214,917

INVESTMENT HIGHLIGHTS



REPLACEMENT COST



REDUCE OCCUPANCY COSTS WITH IN-PLACE INCOME



EXCESS GROUND FOR EXPANSION



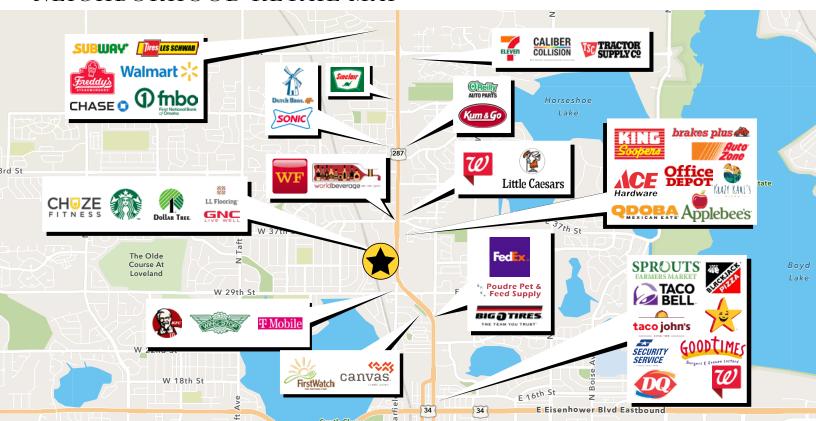
EXCELLENT VISIBILITY TO HWY 287



SITE PLAN



NEIGHBORHOOD RETAIL MAP



CONTACT

CHASE CHRISTENSEN
Senior Associate
+1 970 217 6382
chase.christensen@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, CO 80525 T +1 970 776 3900

