



**CUSHMAN &
WAKEFIELD**

RETAIL OPPORTUNITIES FOR LEASE OR SALE

Loveland Marketplace South

2979-2985 North Garfield Avenue
Loveland, Colorado 80538



- **322,000 Visitors (past 12 months)**
- **+8% YoY**

NEIGHBORHOOD SHOPPING CENTER

- **1.9M VISITS (past 12 months)**
- **49 MINUTES (average stay)**

Source: Placer.ai

RETAIL & WAREHOUSE/FLEX SPACES AVAILABLE FOR LEASE

Lease Rate: \$12.00 - \$15.00/SF NNN | NNN Expenses: \$5.20/SF

Sale Price: Contact broker for details

SIZE RANGE: 3,659 SF - 28,592 SF

AVAILABILITIES

SUITE	SIZE	LEASE RATE	USE
2981	3,659 SF	\$15.00/SF NNN	Retail
2981A	6,883 SF	\$12.00 - \$14.00/SF NNN	Warehouse, Flex, Showroom
2983	10,050 SF	\$12.00 - \$14.00/SF NNN	Retail
2985	8,000 SF	\$12.00 - \$14.00/SF NNN	Retail
Build-to-Suit	±4,000 SF	Negotiable	Pad Site

PROPERTY HIGHLIGHTS

- Highly sought after retail opportunities
- Two full-turn stoplights for access
- Home to Loveland's newest Starbucks
- 47,963 Vehicles per day
- Abundant parking
- Excellent visibility
- Central location
- Monument signage available with electronic message center (EMC)



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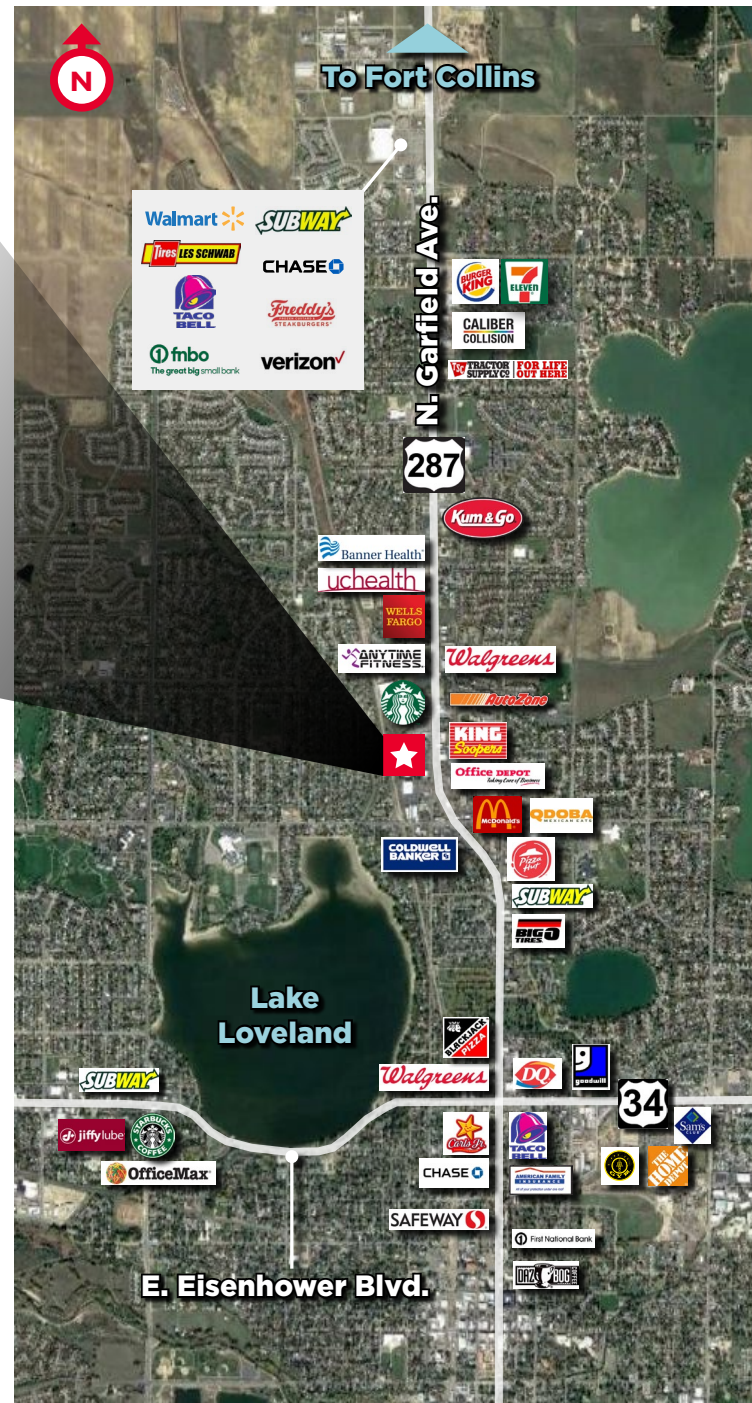
SITE PLAN



DEMOGRAPHICS

CoStar, 2024

	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	8,853	60,592	95,278
2029 Pop. Projection	9,232	63,657	100,422
2024 Households (HH)	3,703	25,556	39,614
Average HH Income	\$78,067	\$89,977	\$99,164
Daytime Population	5,696	26,657	45,327



For more information, please contact:

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