

FOR SUBLEASE

5858 WRIGHT DRIVE

LOVELAND, CO 80538



16,370 SF INDUSTRIAL WAREHOUSE BUILDING FOR SUBLEASE

LEASE RATE: \$12.25/SF NNN | NNN: \$1.92/SF (2024)



PROPERTY DETAILS

Building Size	16,370 SF
Year Built	2004
Loading	Three (3) dock-high doors Two (2) 14' x 14' drive-in doors
Clear Height	24 Feet
Power	220v, 3-phase

PROPERTY HIGHLIGHTS

- Convenient access to I-25
- Central Northern Colorado location
- Standalone distribution warehouse with multiple overhead doors
- Sublease expires 11/30/27
(LL will entertain new direct lease; contact brokers for details)

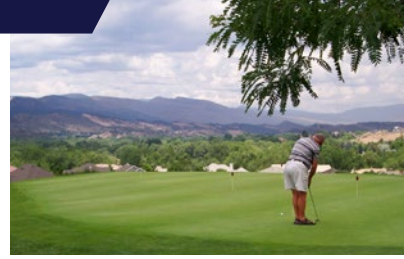
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CITY OF LOVELAND AREA HIGHLIGHTS

The city of Loveland 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.

NORTHERN COLORADO MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.



MSA DEMOGRAPHIC HIGHLIGHTS

Source: Emsi, 2025

- As of 2023, the region's population increased by 5.6% since 2018, growing by 19,726. Population is expected to increase by 3.9% between 2023 and 2028, adding 14,497.
- From 2018 to 2023, jobs increased by 5.2% in Fort Collins-Loveland, CO from 189,137 to 199,043. This change outpaced the national growth rate of 4.5% by 0.7%. As the number of jobs increased, the labor force participation rate increased from 67.4% to 69.8% between 2018 and 2023.
- The top three industries in 2023 are Education and Hospitals (State Government), Restaurants and other Eating Places, and Education and Hospitals (Local Government).



2024 TOTAL POPULATION

78,526



2024 HOUSEHOLDS

33,888



MEDIAN HOUSEHOLD INCOME

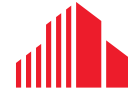
\$84,810

Source: Emsi, 2025

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CUSHMAN &
WAKEFIELD



DEMOGRAPHICS

CoStar, 2025

	3 Mile	5 Mile	10 Mile
2024 Population	19,209	101,446	328,579
2028 Annual Growth ('24-'29)	1.9%	1.9%	1.7%
2024 Households (HH)	7,725	38,781	128,585
Average HH Income	\$155,412	\$131,612	\$111,672

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