

5815 & 5895 ROCKWELL AVE.

LOVELAND, CO 80537

FOR SALE



LAND LEASE INVESTMENT ON I-25
SALE PRICE: \$1,900,000 | CAP RATE: 7.9%

5815 & 5895 ROCKWELL AVENUE | LOVELAND, CO 80537

PROPERTY HIGHLIGHTS

5815 & 5895 Rockwell Avenue features a fully leased parking lot and fenced yard, currently under a 10-year lease agreement with Mesa Natural Gas Solutions, LLC. The monthly rent is \$12,500 for years one through ten and it will increase to \$15,625 per month for years eleven through fifteen if the first renewal option is exercised. The property is located off I-25 and is just south of the new 3.5 million square foot Amazon distribution facility. Please contact the listing brokers for additional information.

SALE PRICE: \$1,900,000 | **CAP RATE:** 7.9%

PROPERTY DETAILS

Land Size 1.47 Acres (64,188 SF)

Parking 71 Spaces

Yard Fenced Yard

LEASE DETAILS

Tenant Mesa Natural Gas Solutions, LLC

Rent \$12,500/Month

Term 10 Years

Expiration December 31, 2034

Renewal Two Five-Year Options

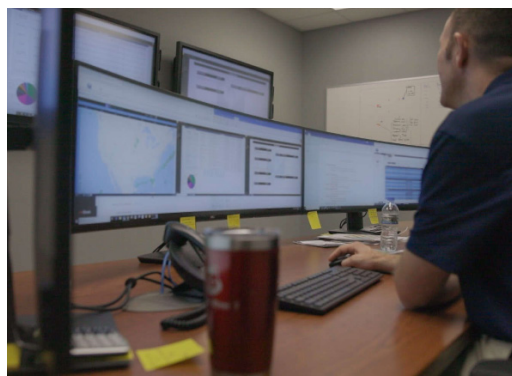
Escalation Increase to \$15,625/Month on Year 11



TENANT OVERVIEW

Mesa Power Solutions is a nationwide leader in reliable, scalable power generation. Headquartered in Loveland, Colorado, Mesa designs, assembles, and supports natural gas generator systems and modular power solutions for mission-critical industries such as data centers, utilities, and oil & gas. With vertically integrated operations, advanced telemetry for 24/7 monitoring, and a team of over 200 field technicians, Mesa delivers resilient energy systems that ensure uptime and operational continuity. Their commitment to innovation, service, and integrity makes them a trusted partner for dependable on-site power.

Source: <https://mesapowersolutions.com>






AREA OVERVIEW

CORPORATE NEIGHBORS



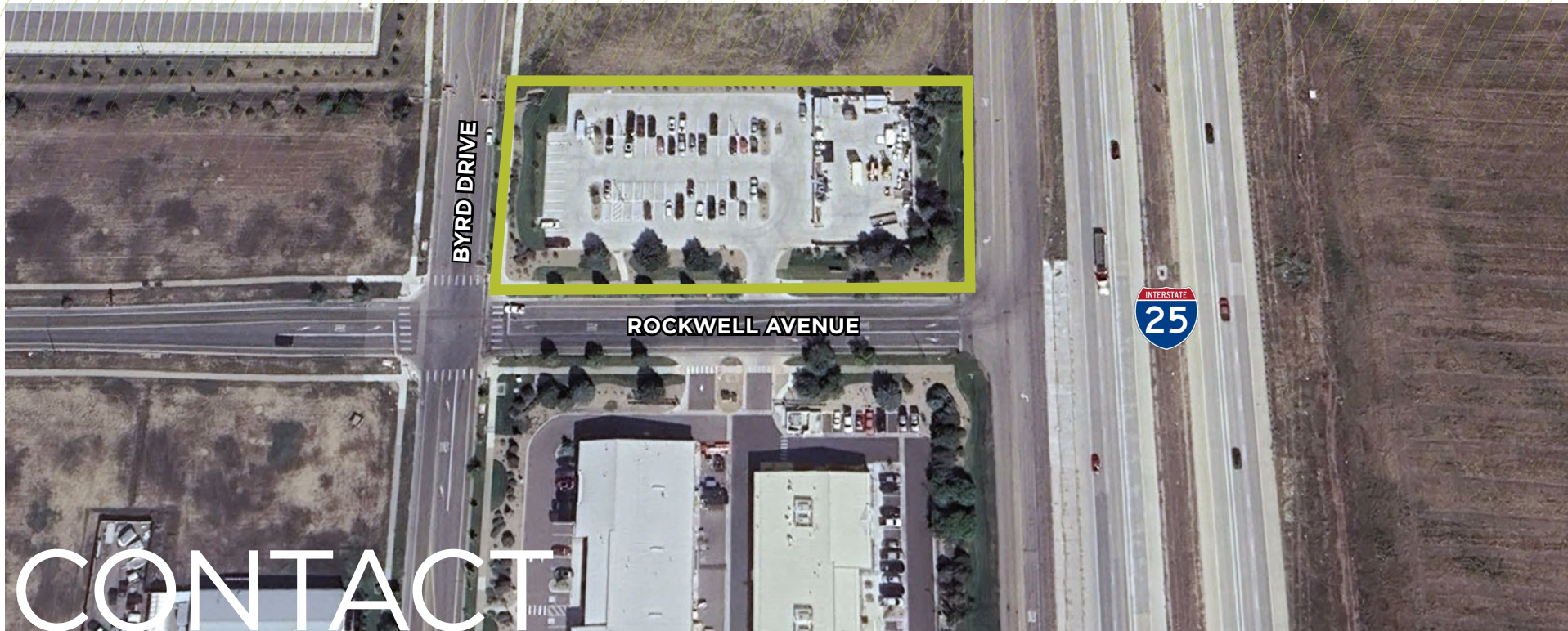


DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
 2024 Population	8,626	99,742	332,015
 2029 Population Projection	9,254	109,677	360,825
 2024 Households	3,379	37,897	129,889
 Avg. Household Income	\$173,120	\$133,908	\$111,101

Source: CoStar 2025





INFORMATION

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