

**HIGH VISIBILITY
DRIVE THRU OPPORTUNITY**
FOR SALE OR LEASE

5180
North Garfield
Avenue

LOVELAND, CO 80538

GROUND LEASE PAD/
DEVELOPMENT OPPORTUNITY
±0.5 ACRES

N GARFIELD AVENUE (34,000 VPD) CDOT, 2026





5180
North Garfield
Avenue

BUILDING DETAILS

BUILDING SF	668 SF
LOT SIZE	1.35 AC (58,806 SF)
SALE PRICE	Contact Broker
LEASE RATE	Contact Broker
YOC	2024
SIGNAGE	Monument & Building
AVAILABLE DATE	Now
POWER	400 Amps, Single Phase
ZONING	B - Developing Business 
UTILITY PROVIDERS	Water: Fort Collins - Loveland
	Sewer/Electric: Loveland Water and Power
	Storm Sewer: City of Loveland Public Works
	Gas: Excel
NEIGHBORS	Walmart, FNBO, Les Scwab Tire, Loveland Fire Department, Sonic Drive-In, O'Reilly Auto Parts, Dutch Bros Coffee, Kroh Park, Tractor Supply, Burger King

5180 N Garfield Avenue in Loveland, Colorado presents a prime opportunity for an owner-user or tenant seeking a high-visibility commercial property with drive-thru potential. Located along a major north-south corridor with convenient access to Highway 287, the site is well-positioned for strong traffic exposure and ease of access. The property offers ample parking and a flexible layout, making it especially well-suited for quick-service restaurant, coffee, or other drive-thru-oriented concepts.

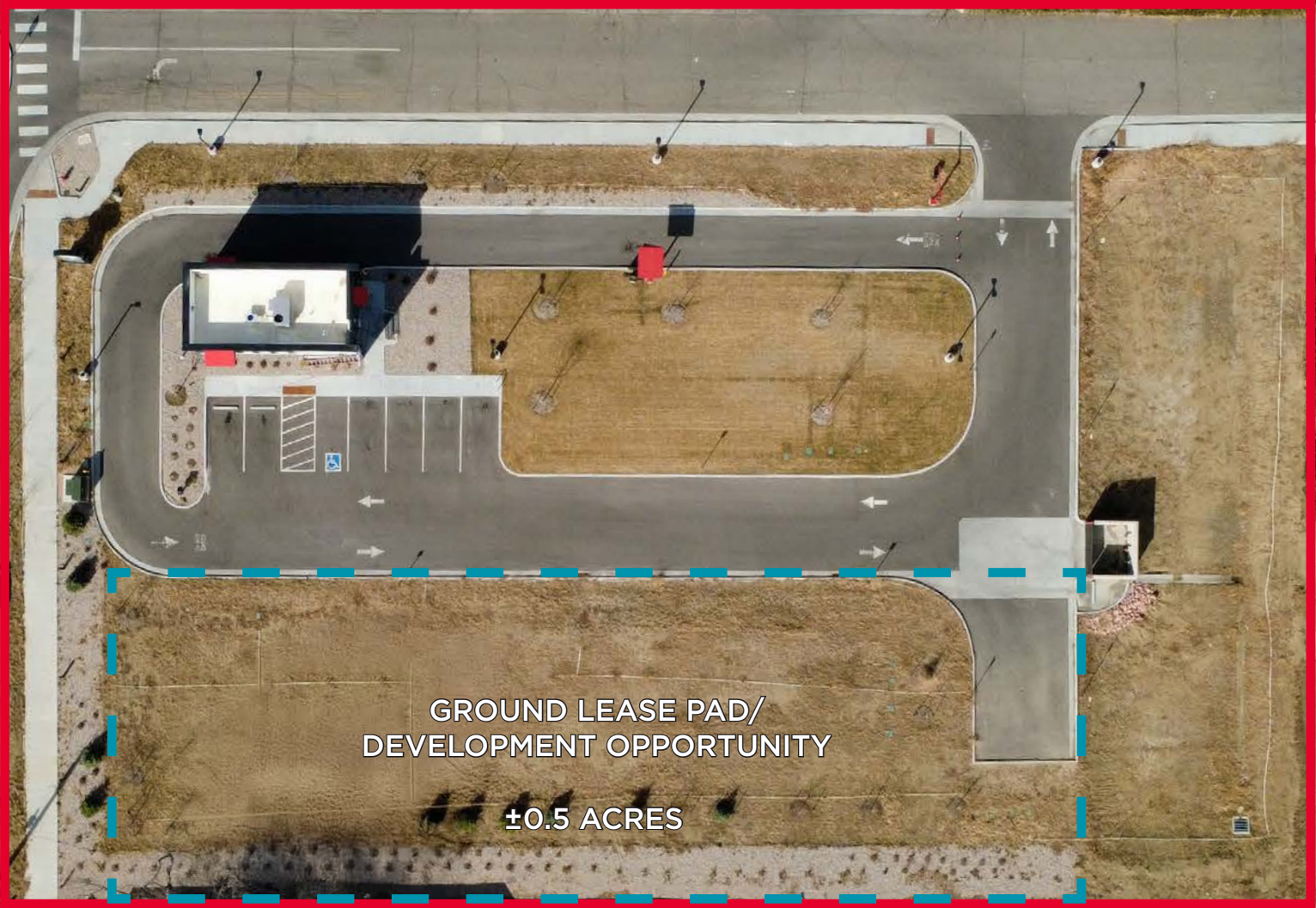
Available for sale to an owner-user or for lease, the property provides a rare chance to secure a drive-thru location in a growing Northern Colorado market. Surrounded by established businesses and ongoing development, 5180 N Garfield offers both immediate usability and long-term upside for businesses looking to establish or expand their presence in Loveland.

POTENTIAL GROUND LEASE PAD OPPORTUNITY

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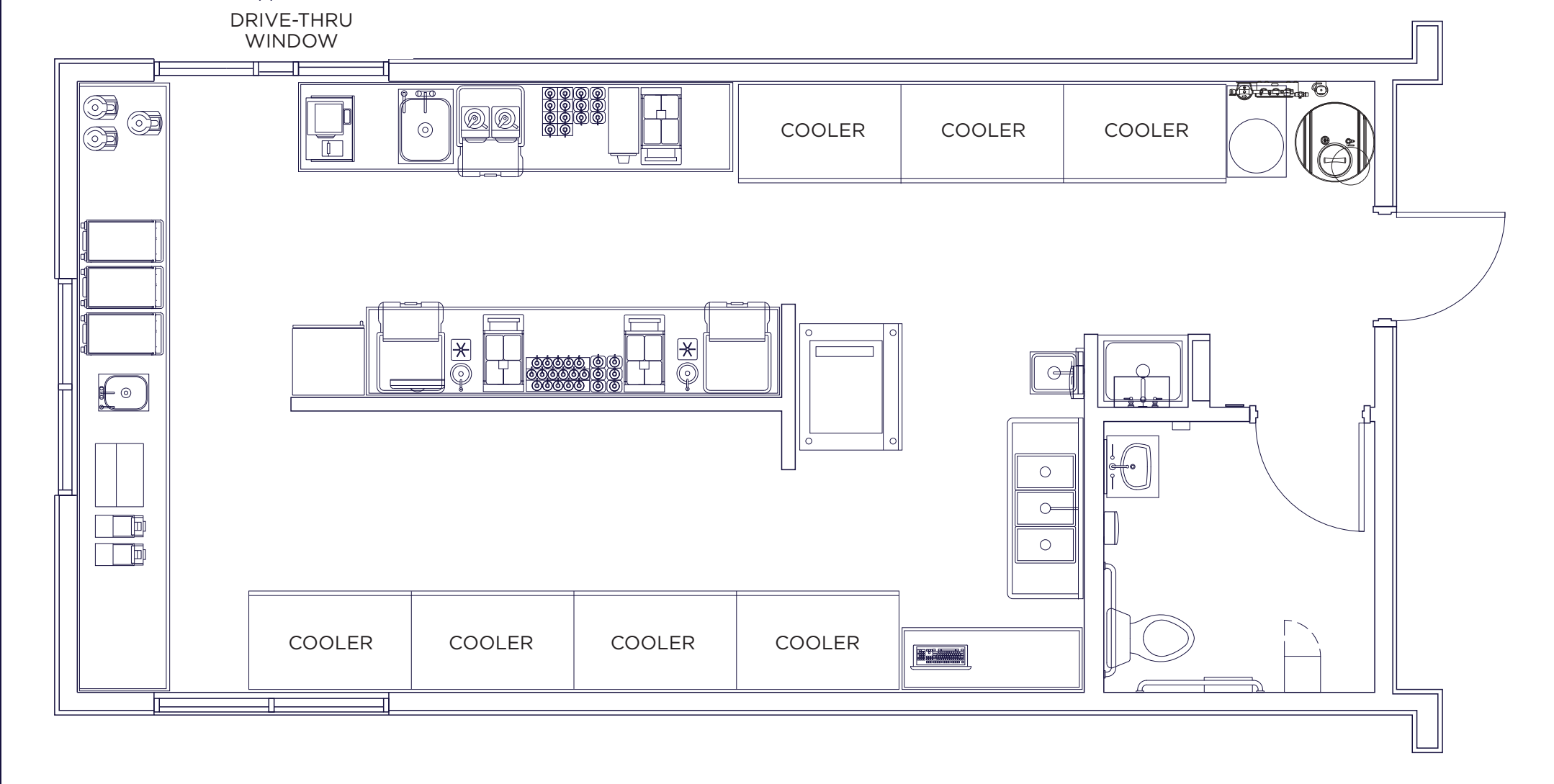
5180
North Garfield
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PHOTOS



5180
North Garfield
Avenue

FLOOR PLAN



5180
North Garfield
Avenue



More than **30,000**
PASSING VEHICLES on
Garfield Avenue per day,
Costar, 2026

CONSUMER SPENDING ON FOOD & BEVERAGE, 2024

1 MILE | \$39,135,549
3 MILES | \$175,158,933
5 MILES | \$397,017,195

AVERAGE HOUSEHOLD INCOME, 2024

1 MILE | \$93,362
3 MILES | \$108,330
5 MILES | \$111,777

2024 POPULATION

1 MILE | 10,991
3 MILES | 45,739
5 MILES | 102,624

2029 POPULATION PROJECTION

1 MILE | 11,257
3 MILES | 46,762
5 MILES | 105,444

DAYTIME EMPLOYMENT PROJECTION

1 MILE | 1,789
3 MILES | 14,482
5 MILES | 46,364

Costar, 2026



5180 NORTH GARFIELD AVENUE

(34,000 VPD)
CDOT, 2026

BOYD LAKE

N GARFIELD AVENUE

WILSON AVENUE

LAKE LOVELAND

34

287

Extra Space Storage

KOHL'S

Walmart

LOWE'S

SPROUTS FARMERS MARKET

DISCOUNT TIRE

THE HOME DEPOT

goodwill

us bank

us bank

petco

ACE

KING Scoopers

Auto Zone

Walgreens

Little Caesars

SWAN

MOLLY MAID

Expert 4WD-AUTO

KENNA REAL ESTATE GROUP

Grace yoga wellness

Kindercare

MAVERIK

O'REILLY Advantage Insurance

Stitchmasters

Benjamin Franklin ReStore

TSC TRACTOR SUPPLY CO

Christian Brothers Automotive

CALIBER COLLISION

7 ELEVEN

BURGER KING

TACO BELL

Esli's

CONAHANS

Walmart

Walmart

Walmart

Walmart

taco john's

WING SHACK

rebound

LAREDO TACO

7 ELEVEN

arc

Starbucks

WINGS TOP

THE PICKLR

Int'l Juice

Starbucks

WELLS FARGO

Integrated Medical Group, P.C.

Edward Jones

A Step Ahead Foot & Ankle Center

DUTCH BROS

SONIC

exp REALTY

Rapid Eagle Security Team

Sinclair

Cheeks International Academy Of Beauty

HENDERSON

Tires LES SCHWAB

LOVELAND MUSIC CENTER

Freddy's

SUBWAY

MURPHY USA

CONAHANS

ENVIROPEST

Colorado Ross Sitcher

5180
North Garfield
Avenue

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