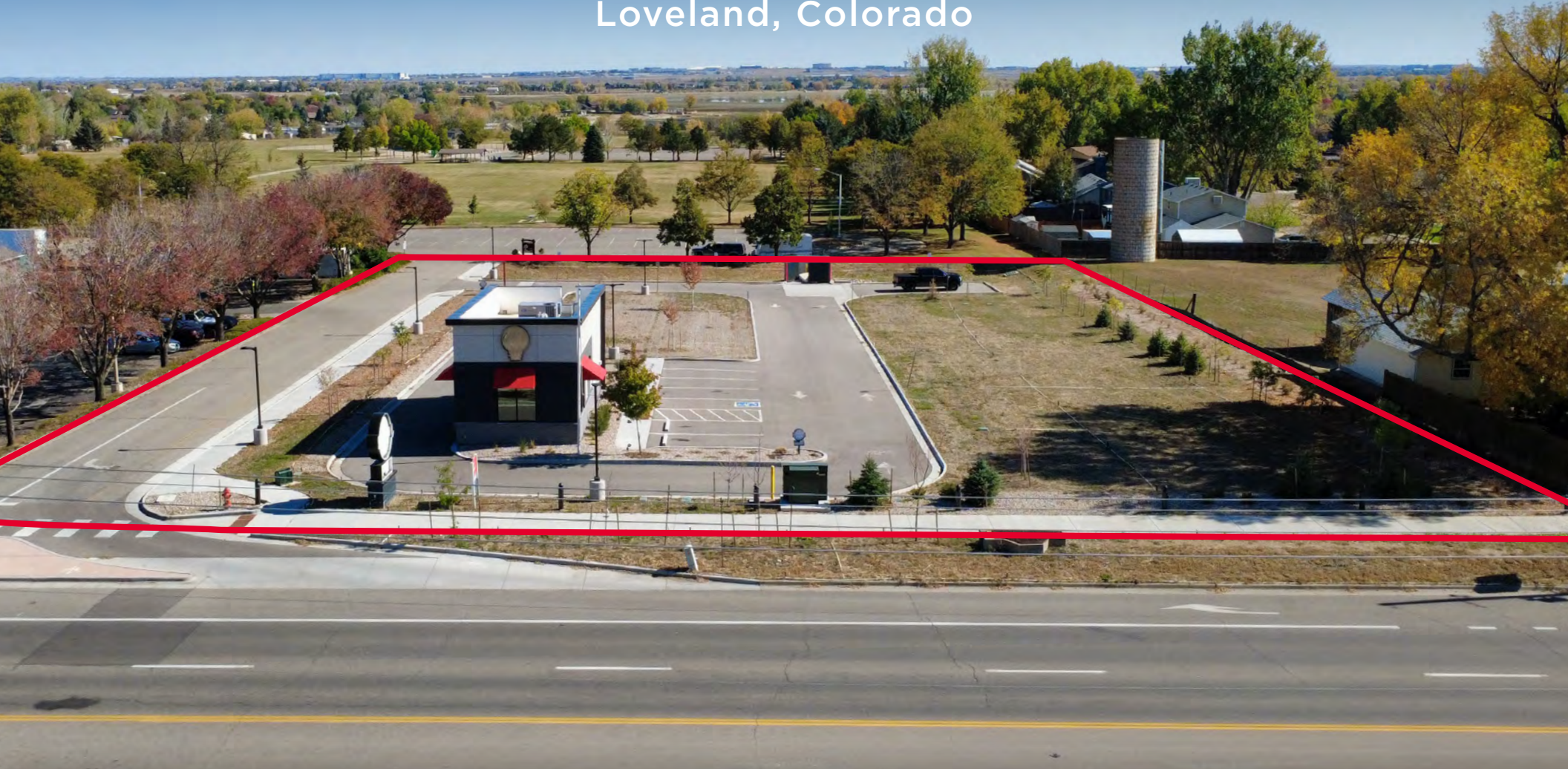


DRIVE-THRU OPPORTUNITY | HIGHWAY 287 FRONTAGE

5180 N. GARFIELD AVENUE

Loveland, Colorado





EXECUTIVE SUMMARY

Positioned along one of Loveland's established commercial corridors, 5180 N Garfield Avenue presents a rare opportunity to acquire a highly visible retail site with an existing drive-thru configuration, multiple points of ingress/egress, and valuable full-movement turn access that enhances customer convenience and traffic flow. The property's strategic location offers excellent exposure to daily commuter traffic and surrounding residential growth, making it an ideal fit for quick-service restaurants, coffee users, banks, pharmacies, automotive services, or other drive-thru-oriented concepts.

Surrounded by national retailers, established businesses, and expanding residential neighborhoods, the property benefits from strong demographics, a growing customer base, and convenient regional connectivity. With its combination of existing drive-thru infrastructure, desirable turn access, redevelopment potential, and excess land for future monetization, 5180 N Garfield represents a compelling opportunity to establish or expand a presence in one of Northern Colorado's most dynamic markets.



Ground Lease Opportunity: A key differentiator of this offering is additional excess land, creating a unique value-add opportunity for future expansion, outdoor service areas, or a separate ground lease development pad. Investors and owner-users alike can capitalize on the flexibility to generate supplemental income through a pad user while maximizing the functionality of the primary site.

1.35 ACRES

GROUND LEASE PAD/
DEVELOPMENT OPPORTUNITY
±0.5 ACRES

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

5180 N. GARFIELD AVENUE

PROPERTY HIGHLIGHTS

- Existing drive-thru lane and building configuration
- Full-movement turn access for superior site circulation
- Additional excess land suitable for a ground lease pad or future expansion
- Excellent visibility along N Garfield Avenue
- Strong surrounding retail, residential, and commercial activity
- Ideal for QSR, coffee, financial, medical, automotive, or service-oriented users
- Strategic Loveland location with access to major transportation corridors



PROPERTY SNAPSHOT



668 SF
BUILDING SIZE



1.35 ACRES
(58,806 SF)
LOT SIZE



2024
YOC



**MONUMENT
& BUILDING**
SIGNAGE



**400 AMPS,
SINGLE PHASE**
POWER



**B - DEVELOPING
BUSINESS**
ZONING

FLOOR PLAN

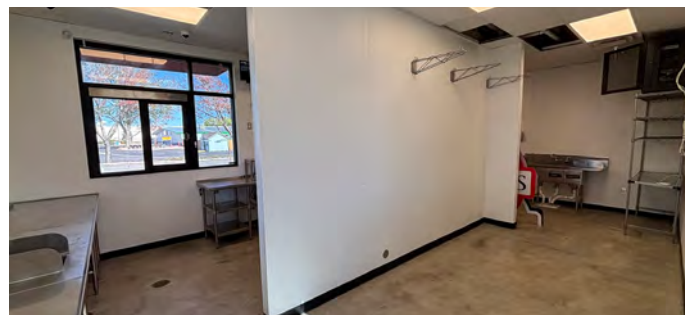
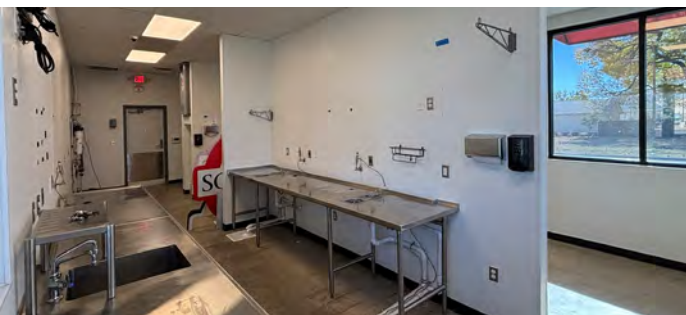
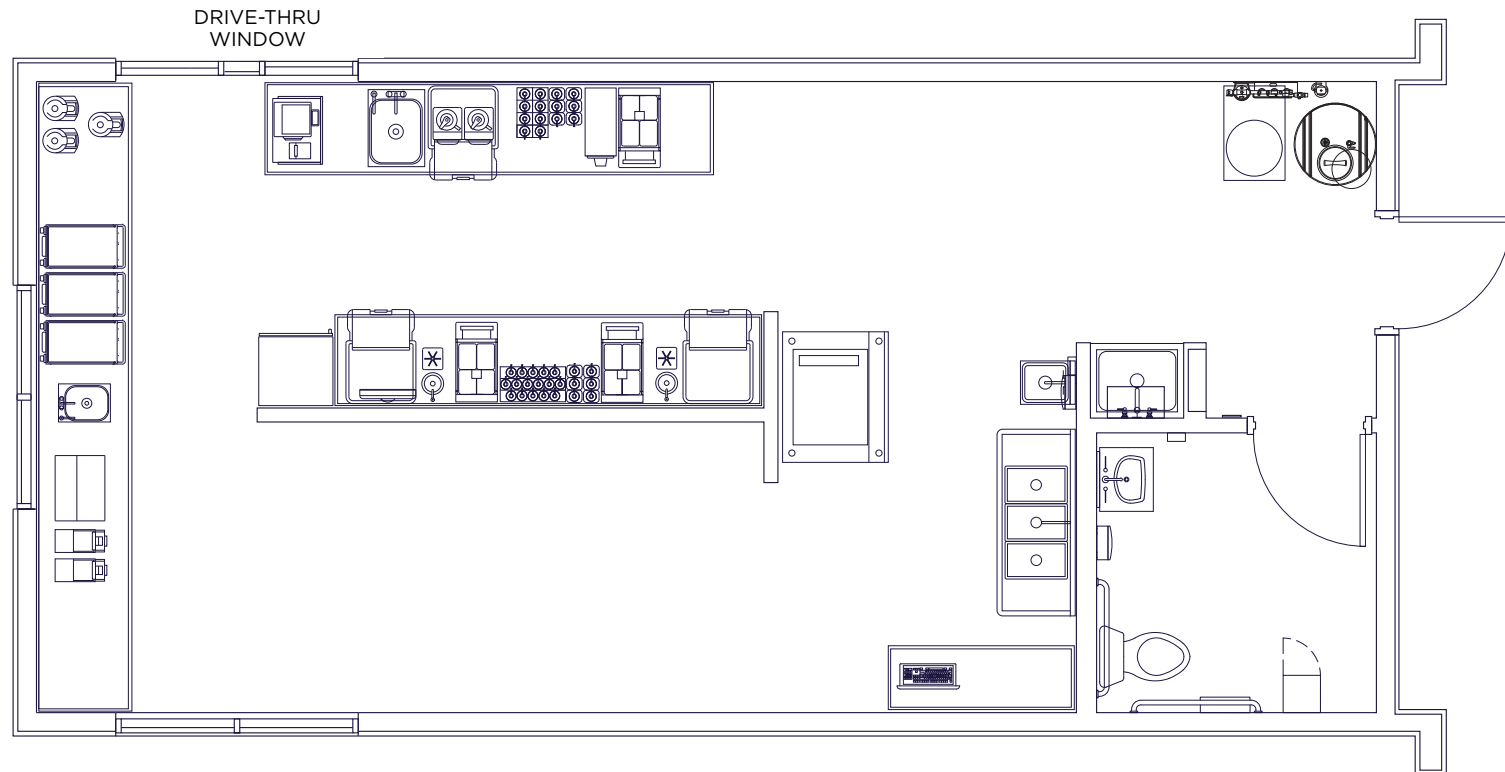
UTILITIES

Water: Fort Collins - Loveland

Sewer/Electric: Loveland Water and Power

Storm Sewer: City of Loveland Public Works

Gas: Xcel



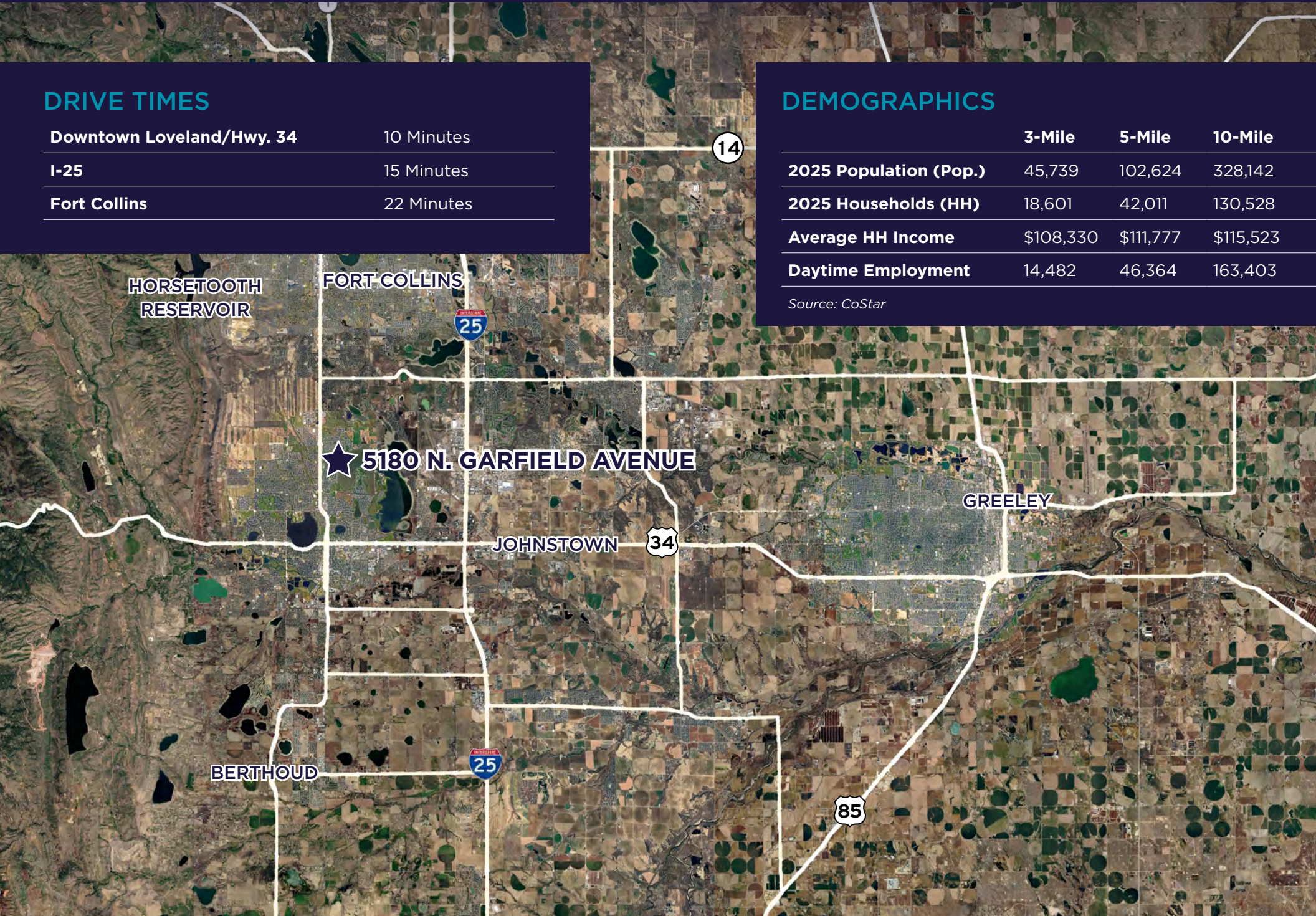
DRIVE TIMES

Downtown Loveland/Hwy. 34	10 Minutes
I-25	15 Minutes
Fort Collins	22 Minutes

DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
2025 Population (Pop.)	45,739	102,624	328,142
2025 Households (HH)	18,601	42,011	130,528
Average HH Income	\$108,330	\$111,777	\$115,523
Daytime Employment	14,482	46,364	163,403

Source: CoStar



LOVELAND

Located in the heart of Northern Colorado, Loveland has established itself as one of the region's most desirable communities, combining a strong economic foundation with an exceptional quality of life. Situated along the I-25 corridor between Denver and Fort Collins, Loveland offers convenient access to major employment centers, Denver International Airport, and regional transportation networks. The city continues to experience steady residential and commercial growth, supported by a highly educated workforce, expanding population, and business-friendly environment.



79,815
Population



\$105,541
Average Household Income



34,812
Households (HH)



42.8
Median Age



DRIVE-THRU OPPORTUNITY | HIGHWAY 287 FRONTAGE

5180 N. GARFIELD AVENUE

Loveland, Colorado



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