

LOVELAND MARKETPLACE

2985 N. GARFIELD AVENUE

LOVELAND, CO 80538

SUITE 2981
3,659 RSF

SUITE 2985
8,034 RSF

DOLLAR TREE
Everything \$1.00

MOUSA LIQUOR
WAREHOUSE

3,659 - 8,034 RSF Retail Space For Lease

Lease Rate: \$16.00/RSF

NNN: \$4.86/RSF



LOVELAND MARKETPLACE

Positioned directly on U.S. Highway 287, the property sits in the path of constant commuter, local, and regional travel. With approximately 34,000 vehicles passing daily, businesses benefit from unmatched exposure and effortless accessibility. The surrounding neighborhood is a thriving mix of residential communities, service businesses, restaurants, and national retailers—making it an ideal setting for any tenant seeking high visibility and convenience.

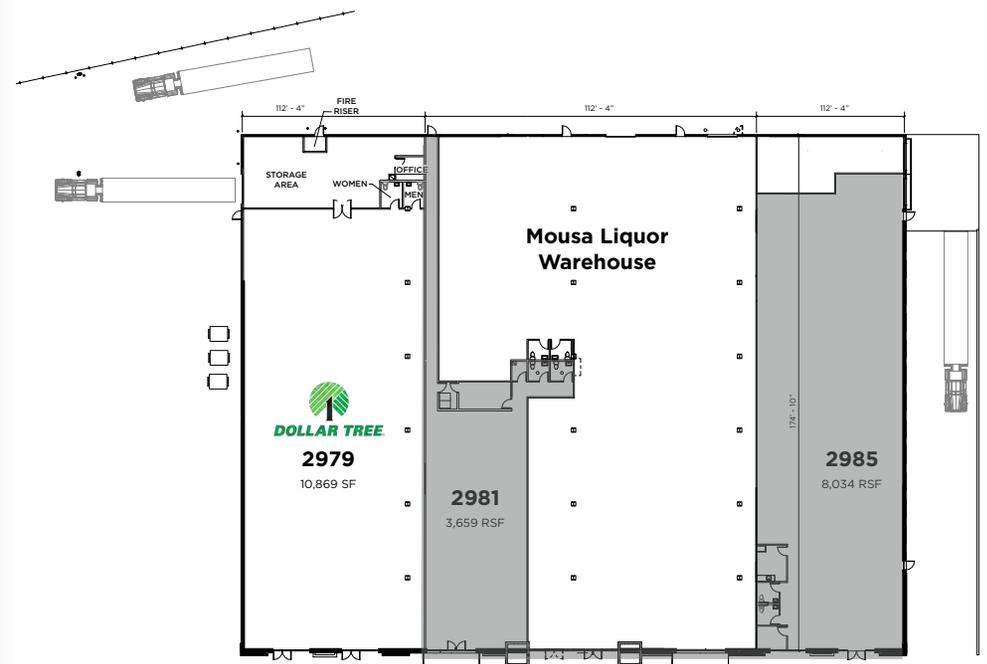
PROPERTY HIGHLIGHTS

Building Size	39,488 SF
Land Size	4.46 Acres
YOC/YOR	1984 / 2002
Parking	196 Spaces (4.96:1,000)

Zoning [B - Developing Business](#) 

- Anchored by Strong Traffic Generators
- Outstanding Visibility & Access
- Flexible Retail Space
- Growing Trade Area

FLOOR PLAN





SUITE 2981
3,659 RSF

SUITE 2985
8,034 RSF

MOUSA LIQUOR WAREHOUSE
DOLLAR TREE

arc
CHÜZE FITNESS
PICKLR

verizon
CELL TOWER

BANK OF AMERICA

MONUMENT SIGN



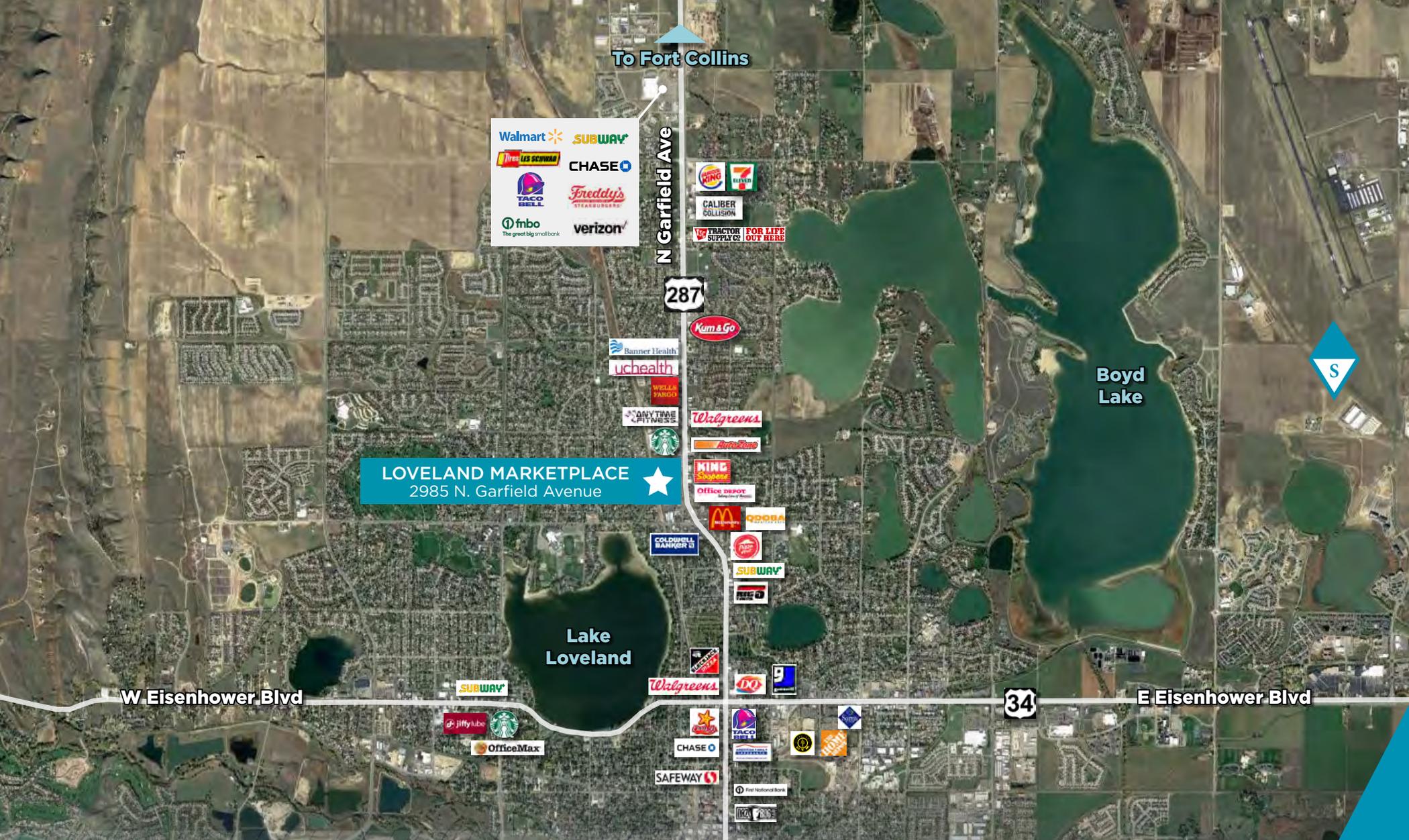
T-Mobile



Cosine & Corinne
AVEDA
bc burke
GNC

Inta Juice

SITE PLAN



LOVELAND MARKETPLACE ★
2985 N. Garfield Avenue

For more information, please contact:

Jason Ells, ccim

Senior Director
+1 970 231 7513

jason.ells@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
cushmanwakefield.com



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