

CORNER RETAIL LAND ON US HIGHWAY 287

5180 N. GARFIELD AVENUE, LOVELAND, CO 80538



FOR SALE:

Land Area: 1.35± Acres (58,806± Sq. Ft.)

Sale Price: \$625,000 (\$10.63 / Sq. Ft.)

Zoning: Retail (PUD)

This retail site is ideally located on busy Garfield Avenue (Highway 287), near major retail, including Super Walmart anchored center. The Property is adjacent to the City of Loveland's Kroh Park with 177± feet of frontage along Garfield Avenue.

Representative:

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CHRISLAND
real estate companies

Chrisland Real Estate Companies

Phone: 970-663-3150

www.ChrislandRealEstateCompanies.com

PROPERTY INFORMATION:

AVAILABLE: 1.35± Acres (58,806± Sq. Ft.)

SALE PRICE: \$625,000 (\$10.63 / Sq. Ft.)

COUNTY: Larimer

PARCEL #: 9636228001

UTILITIES: Adjacent to site

UTILITY PROVIDERS:

- Water: City of Loveland
- Sewer: City of Loveland
- Electric: City of Loveland
- Natural Gas: Xcel Energy

ZONING:

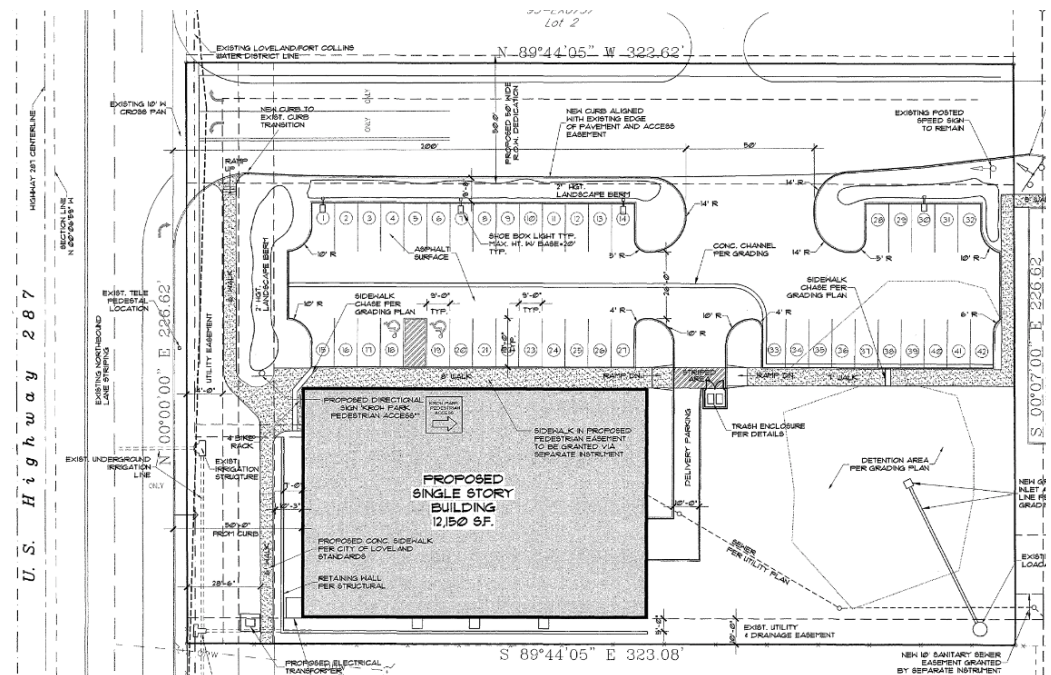
P-79 - Shade Tree Park 1st Subdivision PUD

In 2003, the City of Loveland approved a PUD that allows a 12,150 sq. ft. retail building. The City has indicated a willingness to modify the plan and/or rezone in order to allow more uses and/or site plans. For more information [click here](#).

APPROVED PUD PLAN

Single story building

- Proposed Size: 12,150 Sq. Ft.
- Parking Required: 39
- Parking Provided: 42
- Proposed Height: 20'



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ECONOMIC SUMMARY

DEMOGRAPHICS

Radius	1-Mile	3-Miles	5-Miles
2017 Est. Population	10,628	47,673	101,035
2022 Project Population	11,412	51,287	110,097
Est. Avg. HH Income	\$82,465	\$86,570	\$90,341
Median Age	39.0	40.6	39.9
B.S. Degree or Higher	30.6%	37.5%	40.6%
Daytime Employment	2,058	13,750	41,825

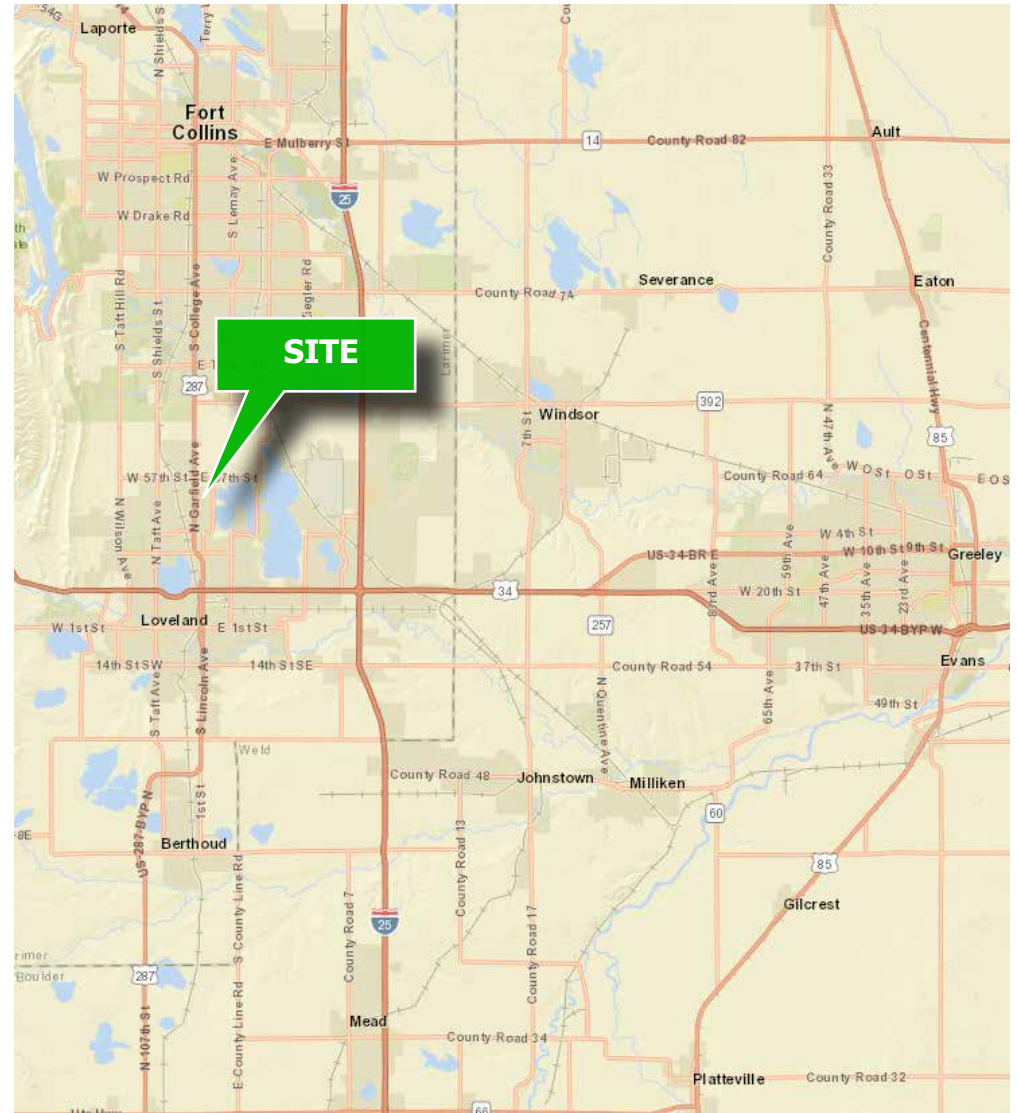
Source: Site To Do Business, September, 2017

REGIONAL EMPLOYERS

Banner Health Colorado	5,096	Qualfon	800
Broadcom Ltd.	1,500	State Farm Insurance	1,300
Colorado State University	6,701	Univ. of Colorado Health	5,400
Hach	800	Univ. of Northern Colorado	1,600
Hewlett Packard	1,490	Vestas Blades A/S	2,400
JBS Swift & Company	3,688	Wal-Mart Distribution Center	895
Larimer County	1,639	Weld County	1,500
OtterBox	854	Weld County School District	2,800
Poudre School District	4,305	Woodward, Inc.	1,475

Source: BizWest 2017 Book of Lists

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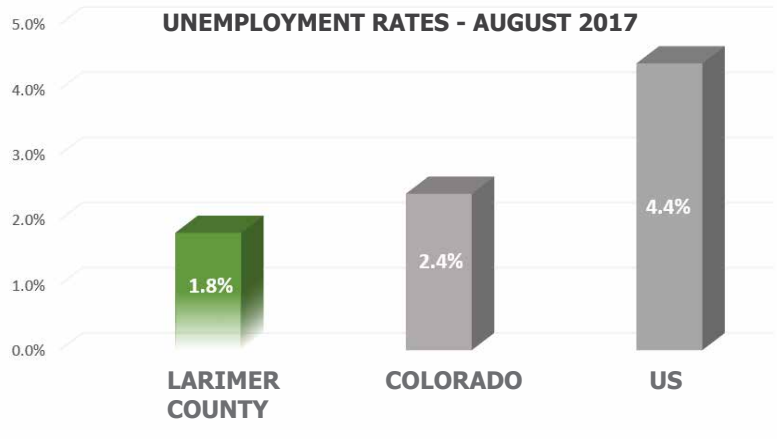


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MAJOR EMPLOYERS

Banner Health Colorado	5,096	Qualfon	800
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Source: BizWest 2017 Book of Lists



Source: www.deptofnumbers.com/unemployment/colorado

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Loveland, ranks #1 for 'The Top 10 Boomtowns of 2015'. www.Smartasset.com. January 2016 [View full article](#)
- Greeley, Fort Collins, Boulder metro areas make 'Best Performing Cities' list. Bizwest. December 2015 [View full article](#)
- Greeley, 'Best Small and Medium-Size Cities for Jobs 2015'. Forbes, June 2015
- Weld County employment increase ranks county #1 in nation. Bizwest. September 2014 [View full article](#)
- Fort Collins-Loveland ranks #1 City Satisfaction, Gallup-Healthways Well-Being Index. April 2014
- Fort Collins #7, Best Places for Business & Careers, Forbes, August 2013
- Fort Collins-Loveland #4 Healthiest Mid-size communities, Well-Being Index, March 2013
- Weld County (East and Southeast of site) leads all of Colorado with more than 16,500 active oil and gas wells. www.cogoa.org
- Fort Collins, Ranked Number 8, Best Places for Business CNBC, July 2012
- One of the Top 10 Places to Retire, CBS Money Watch, February 2012
- Major Tourist Attraction, Rocky Mountain National Park with 3.2 million visitors per year.

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