

TINWERK – LOVELAND

MODERN RETAIL • RESTAURANT • WORKSHOP SPACE

Designed for Businesses That Build, Create & Serve.

**BUILD.
CREATE.
GROW.**

**450 W 66th Street
Loveland Colorado**

TINWERK is a new 69,605-Square foot mixed-use development designed for retailers, makers, service providers, restaurants, and entrepreneurs seeking a modern, highly visible location in one of Northern Colorado's fastest-growing corridors.

WEST 66TH STREET

BUILDING A
PHASE II

BUILDING B
PHASE I

BUILDING C
PHASE I

BUILDING E
PHASE I

BUILDING D
PHASE II

WEST 65TH STREET

HARRISON AVENUE



**69,605 SF
MIXED-USE
DEVELOPMENT**



WORKSHOP
STARTING AT
\$14.00/SF NNN



RETAIL
STARTING AT
\$28.00/SF NNN



RESTAURANT
STARTING AT
\$34.00/SF NNN



ESTIMATED NNN
\$5.10/SF



LOWER OPERATING COSTS
Energy-efficient design with
on-site solar and high-efficiency
heat pump HVAC systems.

PROJECT OVERVIEW

Strategically located along Highway 287 in North Loveland—directly across from Walmart Supercenter—TINWERK offers exceptional visibility, convenient access, and a distinctive environment where businesses can build, create, serve, and grow.

Designed by award-winning Tres Birds Architects and developed by Emerald Development, TINWERK features modern architecture, flexible floor plans, energy-efficient systems, and a curated mix of retail, restaurant, and workshop users. Whether you're launching a new concept, expanding your footprint, or relocating to a more visible location, TINWERK delivers the space and location your business needs to thrive.

WHY TINWERK?



Highway 287 Visibility
(33,000 VPD)



Across from Walmart
Supercenter



Signalized Intersection
at 65th Street



Minutes to I-25



New Construction



Energy-Efficient Design
with On-Site Solar



Flexible Floor Plans



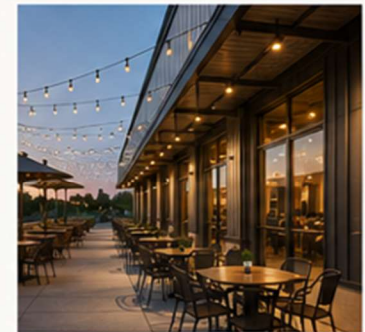
Ample Parking



Retail • Restaurant
• Workshop Opportunities

PROJECT HIGHLIGHTS

- Five (5) Buildings
- 69,605 SF Mixed-Use Development
- Retail, Restaurant & Workshop Space
- Modern Architecture by Tres Birds
- Energy-Efficient Heat Pump HVAC Systems
- LED Lighting Throughout
- Overhead Doors Available in Workshops
- Patio Opportunities for Restaurants & Retail
- Serving Loveland & Fort Collins Markets



Jim York - Managing Broker
Phone: 303-717-8038
E-mail: jyork@summitcommercial.net



Co-Listed By:

EMERALD
REALTY

All information provided is deemed reliable, but is not guaranteed and should be independently verified.

RETAIL & RESTAURANT OPPORTUNITIES

High-visibility retail along Highway 287

Modern storefronts with flexible layouts, outdoor patio opportunities and exceptional exposure across from Walmart Supercenter in one of Northern Colorado's fastest-growing corridors.



33,000
VEHICLES
PER DAY
ON HIGHWAY 287

**DIRECTLY ACROSS FROM
WALMART SUPERCENTER**

**EASY ACCESS
HIGHWAY 287 & I-25**

RETAIL FEATURES

<p>PRIME LOCATION</p> <ul style="list-style-type: none"> Directly Across from Walmart Supercenter ±33,000 Vehicles Per Day on Highway 287 Signalized Intersection at W. 66th Street Excellent Access to I-25 via Carpenter Road 	<p>FLEXIBLE RETAIL SPACE</p> <ul style="list-style-type: none"> Suites from 905 SF – 1,267 SF Vanilla Shell Delivery Tenant Improvement Allowance Available* Flexible Floor Plans Storefront Glass & High Ceilings 	<p>DESIGNED FOR SUCCESS</p> <ul style="list-style-type: none"> Modern Architectural Design Outdoor Patio Opportunities Monument & Building Signage Ample Customer Parking Energy-Efficient Construction On-Site Solar Power 	<p>IDEAL USES</p> <ul style="list-style-type: none"> Restaurants Coffee Shops Breweries & Taprooms Boutique Retail Medical & Wellness Professional Services Specialty Food Personal Services Fitness & Studio Concepts
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**For qualified tenants.*

AVAILABLE RETAIL SPACES

UNIT	SF	USE	RATE	NNN	Monthly
385	1,223	Restaurant	\$34.00	\$5.10	\$3,984.94
383	1,244	Retail	\$28.00	\$5.10	\$3,431.37
381	1,237	Retail	\$28.00	\$5.10	\$3,412.06
379	1,218	Retail	\$28.00	\$5.10	\$3,359.65
377	1,239	Retail	\$28.00	\$5.10	\$3,417.58
375	905	Retail	\$28.00	\$5.10	\$2,496.29
373	1,260	Retail	\$28.00	\$5.10	\$3,475.50

*Monthly total includes base rent + NNN(estimated at \$5.10psf)



WHY TINWERK?

Located in one of Northern Colorado's fastest-growing commercial corridors, TINWERK combines exceptional visibility, modern architecture, and flexible retail spaces designed to help businesses grow.

Surrounded by expanding residential neighborhoods and directly across from Walmart Supercenter, the project offers outstanding exposure to both local customers and regional traffic.

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SUMMIT
COMMERCIAL BROKERS

Jim York - Managing Broker
Phone: 303-717-8038
E-mail: jjork@summitcommercial.net



TINWERK - LOVELAND

MODERN WORKSHOP SPACES

Flexible Industrial Units Designed for Makers, Fabricators & Entrepreneurs



Individual Workshop Condominiums
Starting at **\$14.00/SF NNN**



18-20 FT CLEAR HEIGHT*
Spacious interior for storage, fabrication and operations.
**Typical*



12' X 14' GLASS OVERHEAD DOORS
Modern glass doors provide natural light and a professional appearance.



ROOFTOP SOLAR POWER
Energy-efficient design helps reduce operating costs.

AVAILABLE WORKSHOPS

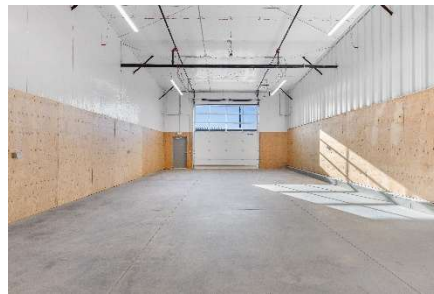
UNIT	SF	RATE	NNN	Monthly
313	1,223	\$14.00	\$5.10	\$1,946.61
311	1,244	\$14.00	\$5.10	\$1,980.03
341	1,237	\$14.00	\$5.10	\$1,968.89
349	1,218	\$14.00	\$5.10	\$1,938.65
351	1,239	\$14.00	\$5.10	\$1,972.08
353	905	\$14.00	\$5.10	\$1,440.46

*Monthly total includes base rent + NNN(estimated at \$5.10psf)

Building B



Building C



FLEXIBLE FLOOR PLANS
Suites from 905-1296sf

ENERGY EFFICIENT HEAT PUMP HVAC
Individual heat pumps for year-round comfort

ON-SITE SOLAR POWER
Rooftop solar offsets utility costs

DEDICATED FRONT PARKING
Convenient Parking directly in front of each unit.

IDEAL FOR CONTRACTORS, MAKERS & STORAGE
Perfect for trades, fabrication, light industrial and more.

ACROSS FROM WALMART SUPERCENTER
Exceptional feasibility and traffic exposure

EXCELLENT ACCESS TO HWY 287 a & I-25
Minutes to I-25 via Carpenter Rd

TINWERK - LOVELAND

MODERN - RETAIL - WORKSHOP SPACE



LOCATION - MARKET - DEMOGRAPHICS

MARKET HIGHLIGHTS

- 33,000+ VEHICLES PER DAY**
Along Highway 287
- DIRECTLY ACROSS FROM WALMART SUPERCENTER**
High visibility & traffic exposure
- 500,000+ PEOPLE**
Within a 30-minute drive including Loveland, Fort Collins, Greeley, Berthoud, Timnath & Johnstown
- \$5.4 BILLION IN ANNUAL RETAIL SALES**
Within the trade area
- 40,000+ NEW RESIDENTS**
In Larimer & Weld Counties since 2020
- \$80,000 - \$110,000**
Median Household Income
Across the trade area
- 14 MINUTES**
To Northern Colorado
Regional Airport
- DIRECT ACCESS TO A REGIONAL POPULATION OF NEARLY 600,000**

DEMOGRAPHICS & TRAFFIC COUNTS

STRONG AND GROWING TRADE AREA.

2025 DEMOGRAPHICS (ESRI)			
RADIUS	1 MILE	3 MILE	5 MILE
Population	4,415	41,448	108,754
Households	1,731	15,899	40,813
Avg. Household Income	\$102,824	\$118,563	\$123,776
Daytime Population	4,624	36,220	86,360
Median Age	36.7	37.9	38.2

Source: STDB Online 2025 (Esri)

TRAFFIC COUNTS (CDOT 2024)

Highway 287	33,000+ VPD
W. 66th Street	6,200+ VPD
Carpenter Road	15,000+ VPD



AMENITIES, EMPLOYERS & ACCESS

Connected to what matters.

NEARBY RETAIL & AMENITIES



MAJOR EMPLOYERS & INSTITUTIONS

- UCHealth
- HP Enterprise
- Colorado State University
- Banner Health
- Woodward, Inc.
- Otter Products
- Vestas
- Northern Colorado Regional Airport

DRIVE TIMES

Adjacent	Walmart Supercenter
~5-7 MIN	Interstate 25 (via Carpenter Road)
~8 MIN	Centerra
~10 MIN	Downtown Loveland
~15 MIN	Fort Collins
~14 MIN	Northern Colorado Regional Airport
~40 MIN	Denver International Airport

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