

# OFFERING MEMORANDUM



## Freestanding Office Building

For Sale | \$999,000 (\$201/SF)

For Lease | \$22.00/SF NNN (7 Years Minimum)

Please inquire for price:

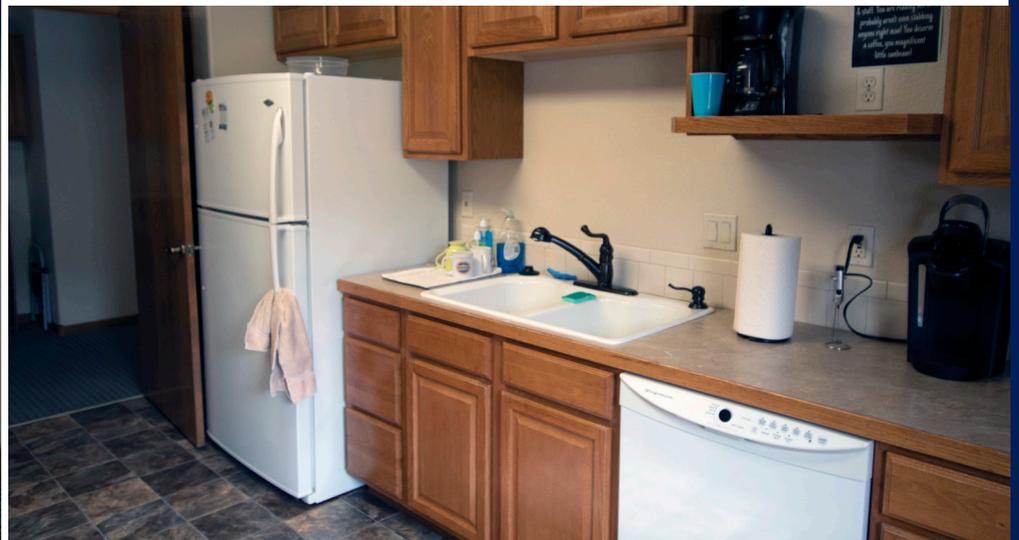
**Scott Churchley**  
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schurchley@cresa.com

# 320 E 27th Street

Loveland, CO 80238

## PROPERTY HIGHLIGHTS

- Bldg Size 4,958 SF | Freestanding Office
- Site Size 25,128 SF (.58 Acres)
- Built 2006
- Parking 25 Spaces
- Zoning B-Developing Business  
(allows for office, medical office, and many other commercial uses)
- Layout 12 private offices, 1 conference room, break room, large open area, men's & women's restrooms, lower level storage



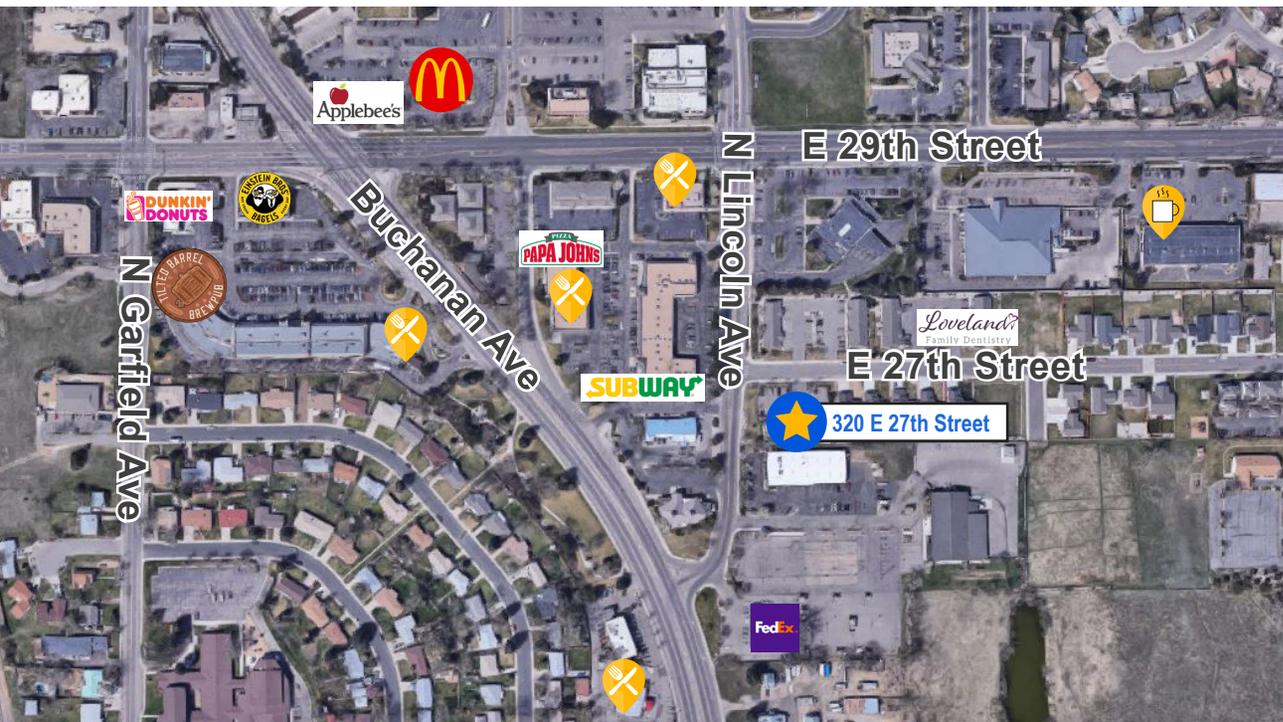


## LOCATION OVERVIEW

- Terrific central location with great access to U.S. 287 and U.S. 34
- Over 26,000 vehicles per day (N. Lincoln Ave at E. 25th St.); 2,870 vehicles per day (N. Lincoln Ave at E. 27th St.)
- 5-mile population of 95,625 with an average of 39,840 households
- Average Household Income of \$99,437 (5 miles)
- Numerous nearby amenities within walking or short-driving distance

## 320 E 27th Street

Cresa is pleased to present this 4,958 square-foot, stand-alone office property located in Loveland, Colorado. This well-maintained building, constructed in 2006, offers an excellent opportunity for owner-users or investors, featuring abundant parking and professionally landscaped grounds.

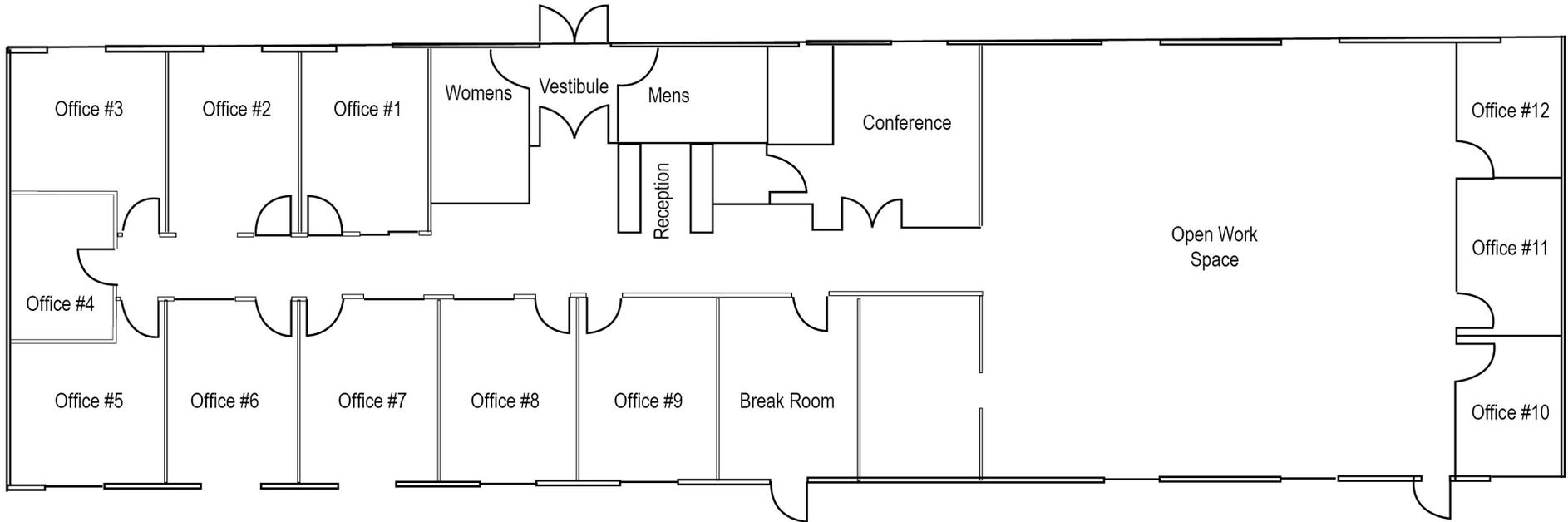


SIZE  
**4,958 SF**

SALE PRICE  
**\$999,000 (\$201/SF)**

LEASE RATE  
**\$22.00/SF NNN**

# FLOOR PLAN



# LOVELAND, CO DEMOGRAPHICS

Loveland, Colorado, is a thriving community located in northern Colorado. The city has experienced consistent growth in both population and income levels in recent years, and residential property values remain strong, driven by local demand and broader market trends along the Front Range.

Economically, Loveland benefits from a diverse range of industries, including healthcare, education, advanced manufacturing, biosciences, and the creative arts. The city's strategic location near prominent research institutions and its collaborative regional economy with Fort Collins and the wider Front Range contribute to its economic stability. Key employers in the area include the Thompson School District, Medical Center of the Rockies, and various private companies in technology and manufacturing sectors.

**36.65**

SQUARE MILES

**83,000**

POPULATION

**369,999**

TOOELE COUNTY  
POPULATION

**1.4%**

ANNUAL GROWTH  
RATE

**\$115,280**

AVG HOME VALUE

**\$89,907**

MEDIAN HOUSEHOLD INCOME

**39.5**

MEDIAN AGE

**46%**

BACHELOR'S DEGREE



#### CONFIDENTIALITY

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

Neither Client, Cresa, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property.

FOR ADDITIONAL INFORMATION REGARDING THIS OPPORTUNITY,  
PLEASE CONTACT:

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Exclusively offered by:  
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