

Retail Pad Available

3625 N GARFIELD AVENUE | LOVELAND, CO 80538

**BLUE
WEST**
CAPITAL

FOR SALE OR GROUND LEASE



PROPERTY HIGHLIGHTS

- High-visibility retail pad with direct frontage on N Garfield Ave (US-287), the primary north-south corridor between Fort Collins and Denver
- Positioned just north of The Orchards Shopping Center, a regional draw with 2.9M annual visitors (Placer.ai)
- Adjacent to the City of Loveland Transit Center, providing steady daily foot and vehicle activity
- 36K+ VPD along the N Garfield Ave (US-287) corridor with regional connectivity driving consistent retail, service, and QSR demand

PROPERTY DETAILS

TOTAL SIZE 0.80 Acres

SALE/LEASE RATE Contact broker

ZONING PUD

CITY/COUNTY Loveland/Larimer

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BROKER DISCLOSURE

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DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,016	57,963	97,924
AVG HH INCOME	\$92,518	\$100,613	\$110,568
BUSINESSES	490	2,739	4,339
DAYTIME POPULATION (EMPLOYEES)	4,640	25,992	48,901



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