



## Investment Sale

### Gold's Gym LOVELAND YARDS

5709 - 5725 MCWHINNEY BLVD.  
LOVELAND, CO 80538

# Property Overview

**ADDRESS:**  
5709-5725 MCWHINNEY BLVD,  
LOVELAND, CO 80538

**CAP RATE**  
7%

**SIZE**  
24,514 SF

**YEAR BUILT**  
1994. RENOVATED 2024

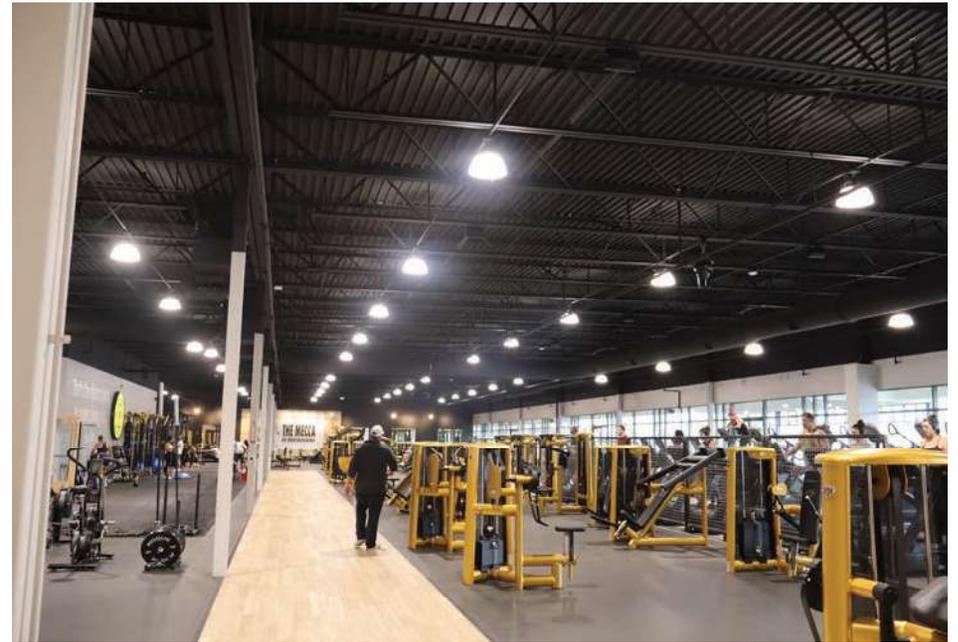
**RENT COMMENCEMENT**  
MARCH 1, 2025

**TENANT**  
GOLD'S GYM (J&N GYMS LLC)

**PRICE**  
\$5,458,000

**INITIAL NOI**  
\$382,535.52

**TERM REMAINING**  
8 YEARS



# Lease Summary

TENANT  
GOLD'S GYM

START DATE	END DATE	MONTHLY AMOUNT	ANNUAL AMOUNT	\$/SF
03/01/2026	02/28/2027	31,880.46	382,565.52	15.61
03/01/2027	02/28/2028	32,518.07	390,216.84	15.92
03/01/2028	02/28/2029	33,168.43	398,021.16	16.24
03/01/2029	02/28/2030	33,831.80	405,981.60	16.56
03/01/2030	02/28/2031	34,508.43	414,101.16	16.89
03/01/2031	02/28/2032	35,198.60	422,383.20	17.23
03/01/2032	02/28/2033	35,902.57	430,830.84	17.57
03/01/2033	02/28/2034	36,620.62	439,447.44	17.93



# Investment Highlights

## PRICED UNDER REPLACEMENT COSTS

This asset is offered at a price below current replacement costs, providing investors with built-in value and protection against rising construction and material expenses.

## SOLID NNN INVESTMENT OPPORTUNITY

The property is structured as a triple net (NNN) lease, with the tenant responsible for taxes, insurance, and maintenance, resulting in stable income and minimal landlord responsibilities.



## LONG TERM LEASE

A long-term lease in place provides consistent, reliable cash flow and reduces exposure to vacancy or short-term market fluctuations.

## LOW PROPERTY OPERATING EXPENSES

Located in one of the least expensive operating areas, with no metro district and annual operating expenses at only \$4.90/sf.



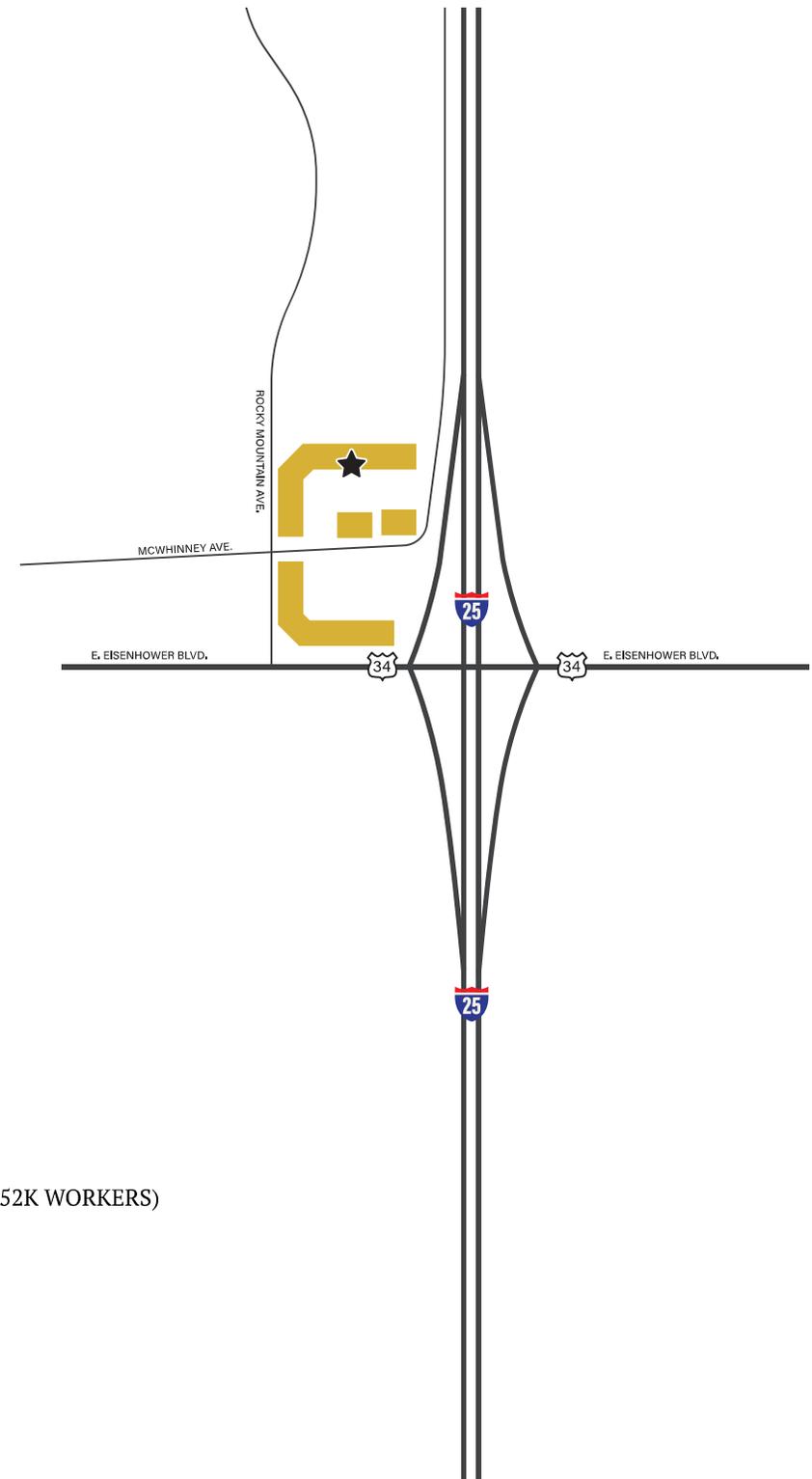
# Aerial Photo



# Loveland, CO

## PRIME NORTHERN COLORADO LOCATION

Loveland Yards is centrally situated in Loveland, Colorado at the heart of one of Northern Colorado's most active commercial hubs, with excellent visibility and direct access from Interstate 25 and Highway 34. The property sits among major retail destinations including The Promenade Shops at Centerra, Johnstown Plaza, and the Centerra Marketplace, creating a powerful retail and lifestyle node drawing customers from across the region. Its central location offers easy access to outdoor recreation, dining, shopping, and cultural amenities, making it a vibrant destination for work, play, and community engagement.



### POPULATION:

~81,100 RESIDENTS (2024 ESTIMATE)

### MEDIAN AGE:

40.8 YEARS

### OWNER-OCCUPIED HOUSING UNITS:

~61.8% OF OCCUPIED UNITS

### TOTAL WORKFORCE:

~64.6% OF THE POPULATION AGE 16+ IS IN THE CIVILIAN LABOR FORCE (EST. ~52K WORKERS)

### AVERAGE HOUSEHOLD INCOME (MEDIAN):

\$82,592

### POPULATION WITH A BACHELOR'S DEGREE OR HIGHER:

~39.1% (AGE 25+)

\*Census.gov



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