

# 5815 & 5895 ROCKWELL AVE.

LOVELAND, CO 80537

FOR SALE



ROCKWELL AVENUE

LAND LEASE INVESTMENT ON I-25  
**SALE PRICE: \$1,900,000 | CAP RATE: 7.9%**

5815 & 5895 ROCKWELL AVENUE | LOVELAND, CO 80537

# PROPERTY HIGHLIGHTS

**5815 & 5895 Rockwell Avenue** features a fully leased parking lot and fenced yard, currently under a 10-year lease agreement with Mesa Natural Gas Solutions, LLC. The monthly rent is \$12,500 for years one through ten and it will increase to \$15,625 per month for years eleven through fifteen if the first renewal option is exercised. The property is located off I-25 and is just south of the new 3.5 million square foot Amazon distribution facility. Please contact the listing brokers for additional information.

**SALE PRICE:** \$1,900,000 | **CAP RATE:** 7.9%

## PROPERTY DETAILS

**Land Size** 1.47 Acres (64,188 SF)

**Parking** 71 Spaces

**Yard** Fenced Yard

## LEASE DETAILS

**Tenant** Mesa Natural Gas Solutions, LLC

**Rent** \$12,500/Month

**Term** 10 Years

**Expiration** December 31, 2034

**Renewal** Two Five-Year Options

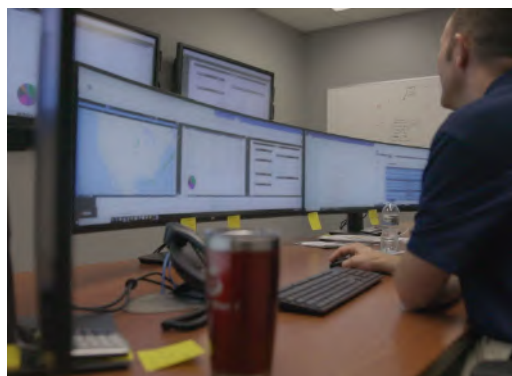
**Escalation** Increase to \$15,625/Month on Year 11



# TENANT OVERVIEW

**Mesa Power Solutions** is a nationwide leader in reliable, scalable power generation. Headquartered in Loveland, Colorado, Mesa designs, assembles, and supports natural gas generator systems and modular power solutions for mission-critical industries such as data centers, utilities, and oil & gas. With vertically integrated operations, advanced telemetry for 24/7 monitoring, and a team of over 200 field technicians, Mesa delivers resilient energy systems that ensure uptime and operational continuity. Their commitment to innovation, service, and integrity makes them a trusted partner for dependable on-site power.

Source: <https://mesapowersolutions.com>






# AREA OVERVIEW

## CORPORATE NEIGHBORS





# DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
 <b>2024 Population</b>	8,626	99,742	332,015
 <b>2029 Population Projection</b>	9,254	109,677	360,825
 <b>2024 Households</b>	3,379	37,897	129,889
 <b>Avg. Household Income</b>	\$173,120	\$133,908	\$111,101

Source: CoStar 2025





## CONTACT INFORMATION

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