

LOVELAND MARKETPLACE

2981 N. GARFIELD AVENUE

LOVELAND, CO 80538

SUITE 2981
3,659 RSF

DOLLAR TREE
Everything \$1.00

MOUSA LIQUOR
WAREHOUSE

Pathways®

3,659 RSF Retail Space For Lease

Lease Rate: \$16.00/RSF

NNN: \$9.07/RSF



LOVELAND MARKETPLACE

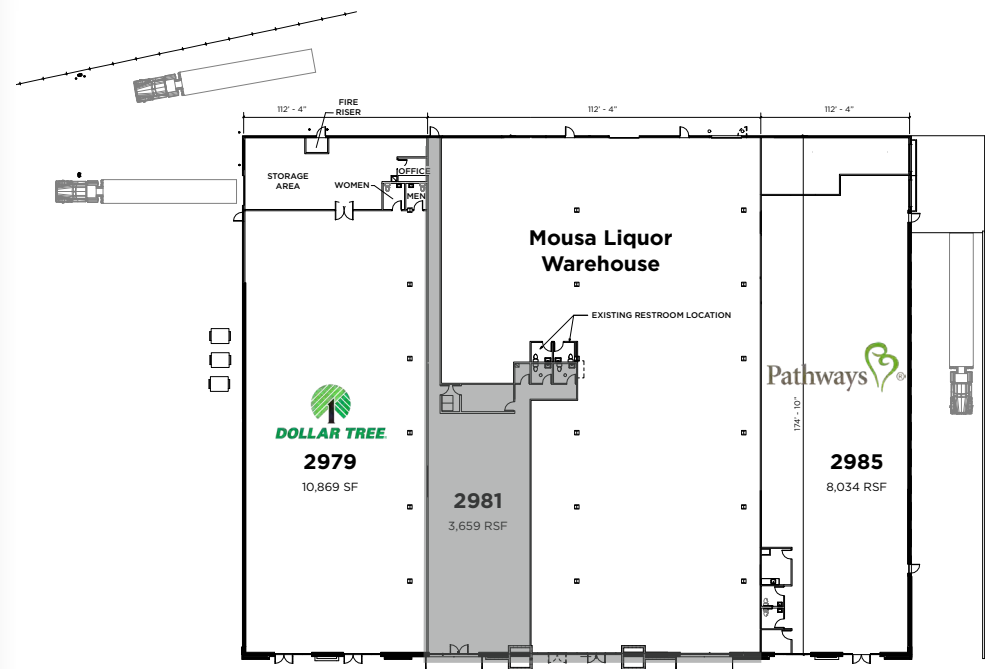
Positioned directly on U.S. Highway 287, the property sits in the path of constant commuter, local, and regional travel. With approximately 34,000 vehicles passing daily, businesses benefit from unmatched exposure and effortless accessibility. The surrounding neighborhood is a thriving mix of residential communities, service businesses, restaurants, and national retailers—making it an ideal setting for any tenant seeking high visibility and convenience.

PROPERTY HIGHLIGHTS

Building Size	39,488 SF
Land Size	4.46 Acres
YOC/YOR	1984 / 2002
Parking	196 Spaces (4.96:1,000)
Zoning	B - Developing Business 

- Anchored by Strong Traffic Generators
- Outstanding Visibility & Access
- Flexible Retail Space
- Growing Trade Area

FLOOR PLAN





SUITE 2981
3,659 RSF

Pathways

MOUSA LIQUOR
WAREHOUSE

arc
CHUZE
FITNESS
PICKLR

verizon
CELL TOWER

BANK OF AMERICA

MONUMENT SIGN



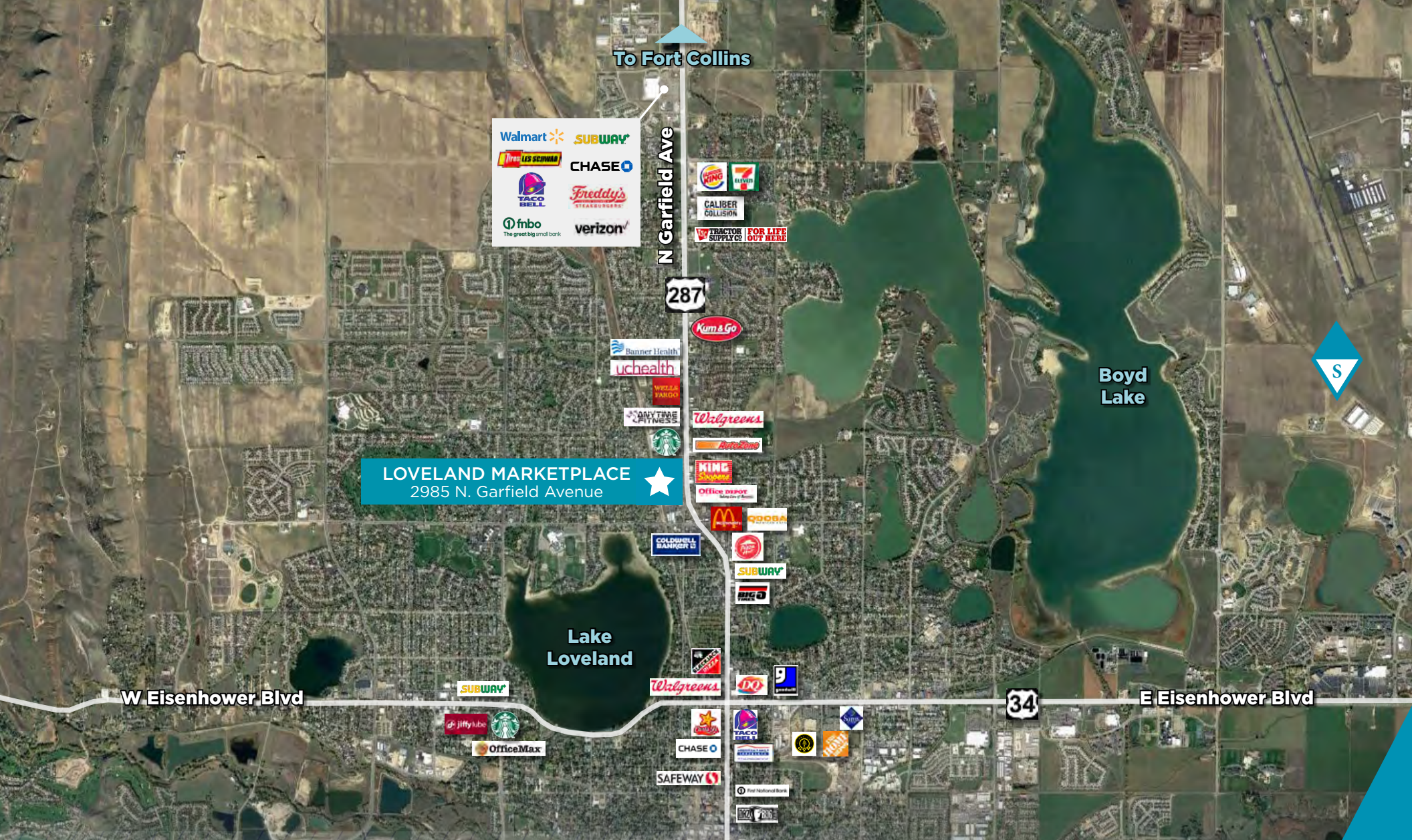
T-Mobile



Cosmos & Camille
The Makeup Store
AVEDA
bc burke
GNC

Inta Juice

SITE PLAN



For more information, please contact:

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