

OFFERING MEMORANDUM

LOVELAND MARKETPLACE SOUTH

2979 - 2985 N. GARFIELD AVENUE
LOVELAND, CO 80538



39,488 SF RETAIL/FLEX BUILDING

(IN-PLACE NATIONAL CREDIT TENANT INCOME)

Sale Price: \$4,000,000 (\$101/SF)

Lease Rate: \$12.00 - \$15.00/SF NNN

 CUSHMAN &
WAKEFIELD

OFFERING SUMMARY

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 



LOVELAND MARKETPLACE SOUTH

Loveland Marketplace South offers a unique blend of 28,592 SF that can be occupied by an owner/user. There is also an existing lease with Dollar Tree that can be assigned with a sale to provide residual income. The shopping center features frontage along Hwy. 287, with approximately 34,000 vehicles per day. There are two full turn stoplights for access. This property also has excess land that can be used for parking, outdoor storage or display or building expansion.



**\$4,000,000
(\$101/SF)
SALE PRICE**



**\$12.00 - \$15.00
SF NNN
LEASE RATE**



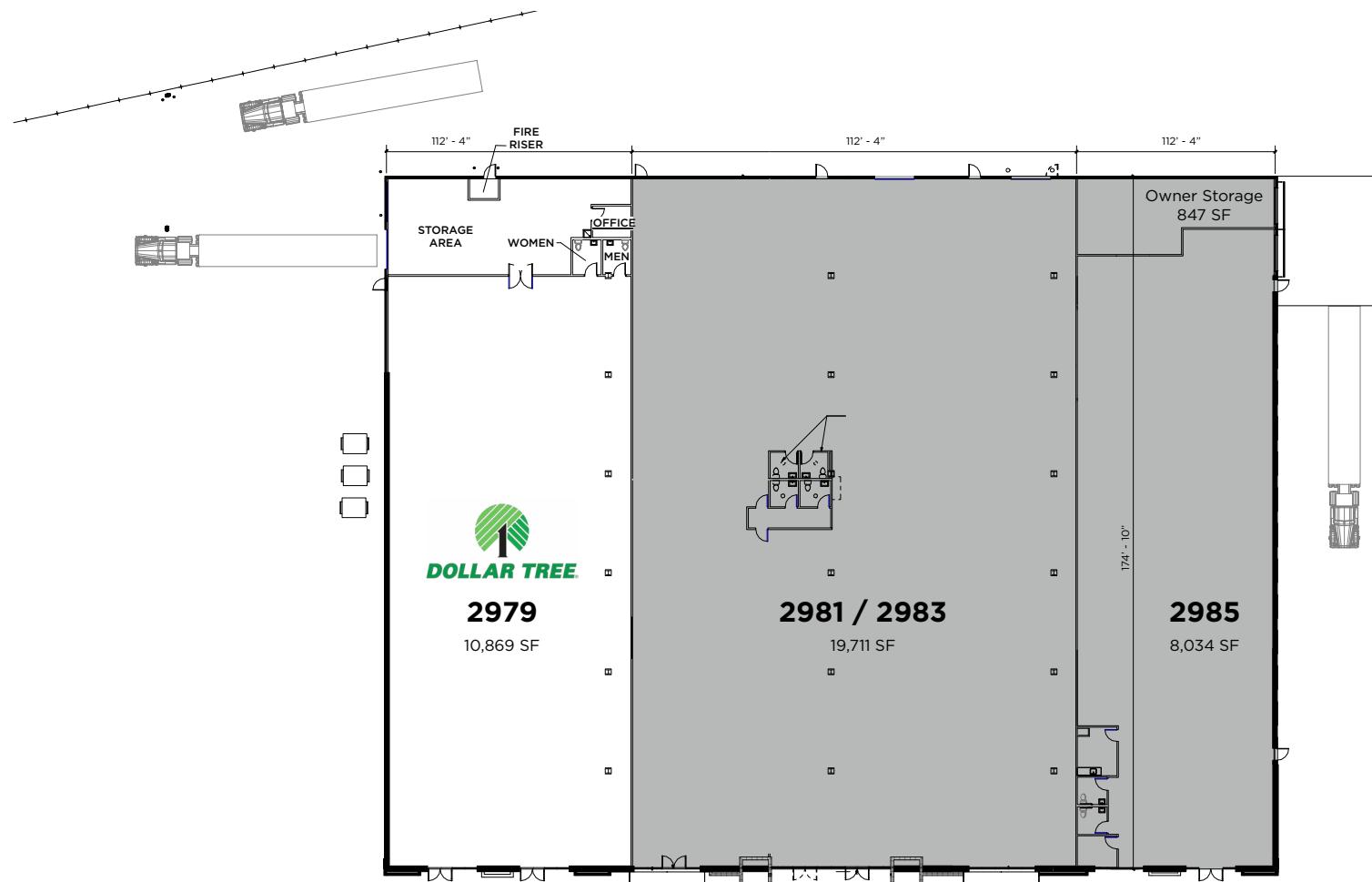
**\$4.86/SF
OPERATING EXPENSES**

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LOVELAND MARKETPLACE SOUTH



SITE PLAN



CONCEPTUAL FLOOR PLAN

TENANT SUMMARY



With Dollar Tree and Family Dollar, they put value front and center for their customers. They do this by providing their customers with quality merchandise, amazing values, convenience, and a fun shopping experience. Whether customers are looking for the thrill of the hunt at Dollar Tree or shopping for their favorite brands at Family Dollar, customers are sure to find savings on a great selection of merchandise in their stores. Before coming together in 2015, both Dollar Tree and Family Dollar were thriving businesses that provided convenience and a fun shopping experience for their customers, while also keeping costs down and value up. Almost 70 years ago, founders in Norfolk, Virginia and Charlotte, North Carolina started what would later become Dollar Tree and Family Dollar stores. Today, we are one company with over 16,000 stores and 200,000 associates, operating in all 48 contiguous states and five Canadian provinces.



VISITS
PAST 12 MONTHS 322,000
PAST 6 MONTHS 166,000



TRANSACTIONS
188,300 (PAST 12 MONTHS)



SALES
\$2.9M (PAST 12 MONTHS)



CHAIN RANKING
LOCAL #1
COLORADO #13



AVERAGE STAY
19 MINUTES

SALIENT LEASE TERMS

TENANT	Dollar Tree	CURRENT TERM	5/6/03 to 7/31/28
UNIT #	2979	GROSS ANNUAL RENT	\$183,052.80
SF	10,896	OPTION	One (1) Five Year

OWNER OCCUPIED ASSUMPTIONS

PURCHASE	
Purchase Price	\$4,000,000 (\$101/SF)
10% Down Payment	\$400,000
Loan Amount	\$3,600,000
Annual Debt Service	\$285,000

*Assumes 25-yr SBA financing at 6.25%

CASH FLOW	
Annual Debt Service	\$285,000
Plus: Operating Expenses	\$191,900
Less: In Place Income	-\$183,053
Gross Annual Occupancy Cost	\$293,847

Owner/User Effective Net Occupancy Cost	\$5.42/SF NNN
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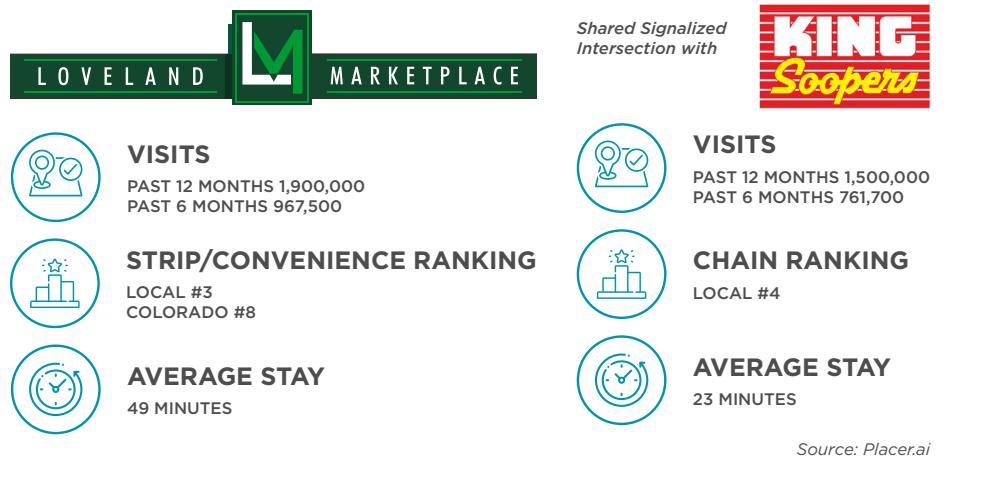
BENEFITS OF OWNERSHIP

- Low, fixed operating costs**
- Annual principal reduction**
- Residual tenant income offsets occupancy costs**
- Tax benefits of depreciation and/or cost segregation**
- Ability to own investment real estate beyond business ownership**

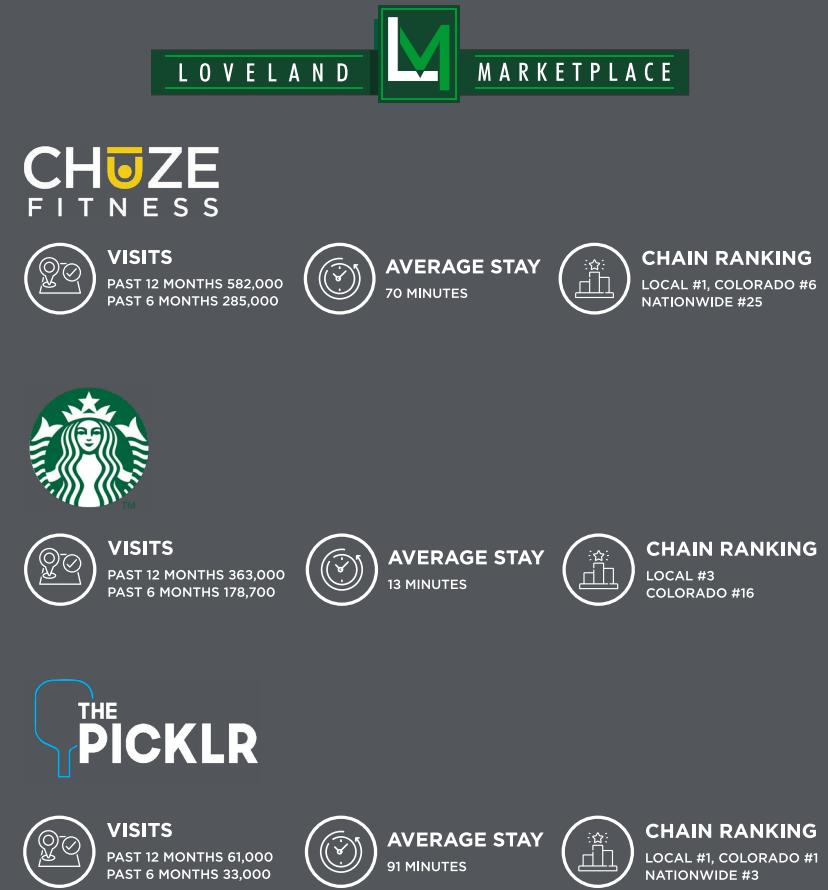


PROPERTY DESCRIPTION

Loveland Marketplace is located in the center of the City of Loveland on the main north/south arterial. The path of growth moving North runs directly past the center on Highway 287 with ±34,000 VPD. Two full-turn signalized intersections allow superb access for customers. The building offers a shared loading dock and (3) 10' x 12' overhead doors for loading access.



THE NEIGHBORHOOD





LOVELAND, COLORADO

DEMOGRAPHICS

Total Population (2024)	78,526
Total Households (HH)	33,888
Average HH Income	\$107,749
Median Age	42.4
Total Employees	46,953
Total Square Miles	35.56



60 MILES
RECREATIONAL TRAILS



50 ACRES
PARK LANDS



35
CITY PARKS/
SPORTS COMPLEX



GATEWAY
TO ROCKY MOUNTAIN
NATIONAL PARK VIA HWY 34



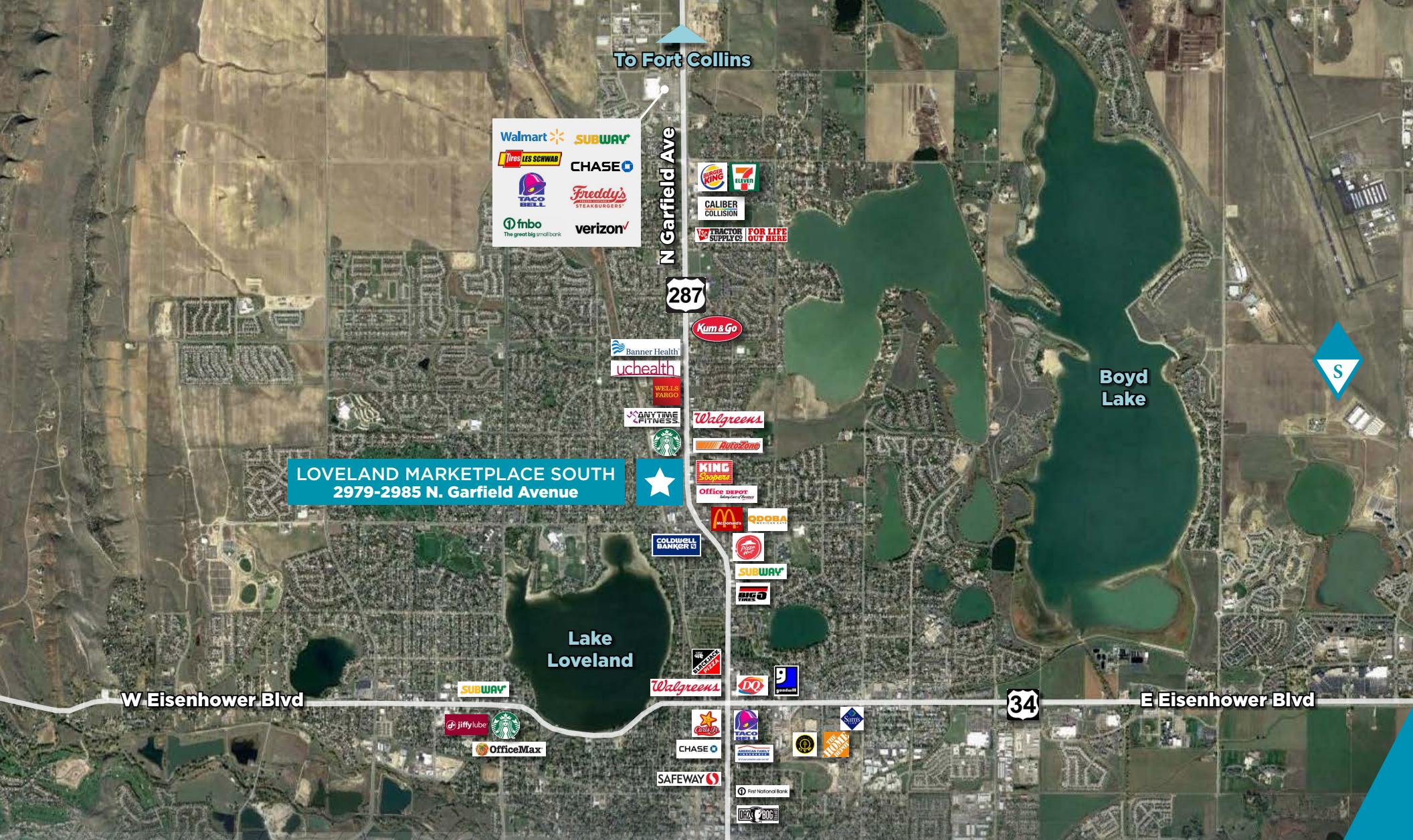
THRIVING
ART SCENE



OUTDOOR
ENTHUSIAST
PARADISE

DRIVE TIMES

	Drive Time		Drive Time
Fort Collins	23 Minutes	Estes Park	49 Minutes
Windsor	25 Minutes	Rocky Mountain National Park	54 Minutes
Longmont	29 Minutes	DIA	58 Minutes
Greeley	34 Minutes	Denver	60 Minutes



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