

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





## 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>B - Developing Business</b> 

# 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

## LOVELAND MARKETPLACE SOUTH

UP TO  
28,592 SF  
AVAILABLE

### BUILDING SIGNAGE

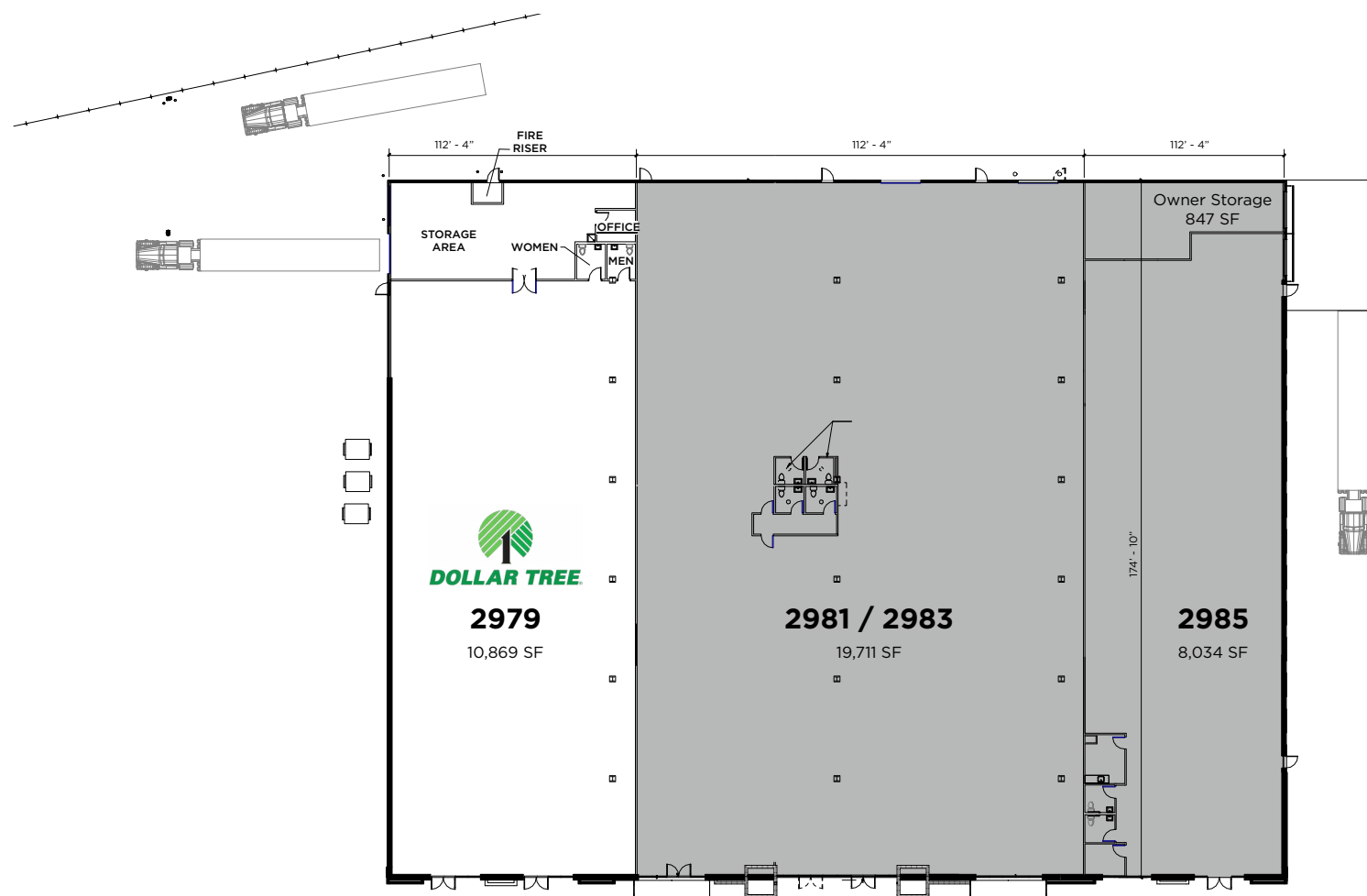
- Top Billing on Monument Sign for Owner/User
- Prominent center location and signage



NOT A PART



# 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  $\pm 34,000$  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.



## VISITS

PAST 12 MONTHS 1,900,000  
PAST 6 MONTHS 967,500



## STRIP/CONVENIENCE RANKING

LOCAL #3  
COLORADO #8



## AVERAGE STAY

49 MINUTES

Shared Signalized  
Intersection with



## VISITS

PAST 12 MONTHS 1,500,000  
PAST 6 MONTHS 761,700



## CHAIN RANKING

LOCAL #4



## AVERAGE STAY

23 MINUTES

Source: Placer.ai

# THE NEIGHBORHOOD



CHUZE  
FITNESS



## VISITS

PAST 12 MONTHS 582,000  
PAST 6 MONTHS 285,000



## AVERAGE STAY

70 MINUTES



## CHAIN RANKING

LOCAL #1, COLORADO #6  
NATIONWIDE #25



## VISITS

PAST 12 MONTHS 363,000  
PAST 6 MONTHS 178,700



## AVERAGE STAY

13 MINUTES



## CHAIN RANKING

LOCAL #3  
COLORADO #16



## VISITS

PAST 12 MONTHS 61,000  
PAST 6 MONTHS 33,000



## AVERAGE STAY

91 MINUTES



## CHAIN RANKING

LOCAL #1, COLORADO #1  
NATIONWIDE #3







# LOVELAND, COLORADO

## DEMOGRAPHICS

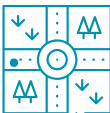
Total Population (2024)	78,526
Total Households (HH)	33,888
Average HH Income	\$107,749
Median Age	42.4
Total Employees	46,953
Total Square Miles	35.56



**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	<b>23 Minutes</b>	Estes Park	<b>49 Minutes</b>
Windsor	<b>25 Minutes</b>	Rocky Mountain National Park	<b>54 Minutes</b>
Longmont	<b>29 Minutes</b>	DIA	<b>58 Minutes</b>
Greeley	<b>34 Minutes</b>	Denver	<b>60 Minutes</b>



