

NOW CONSIDERING

# CARWASH USES

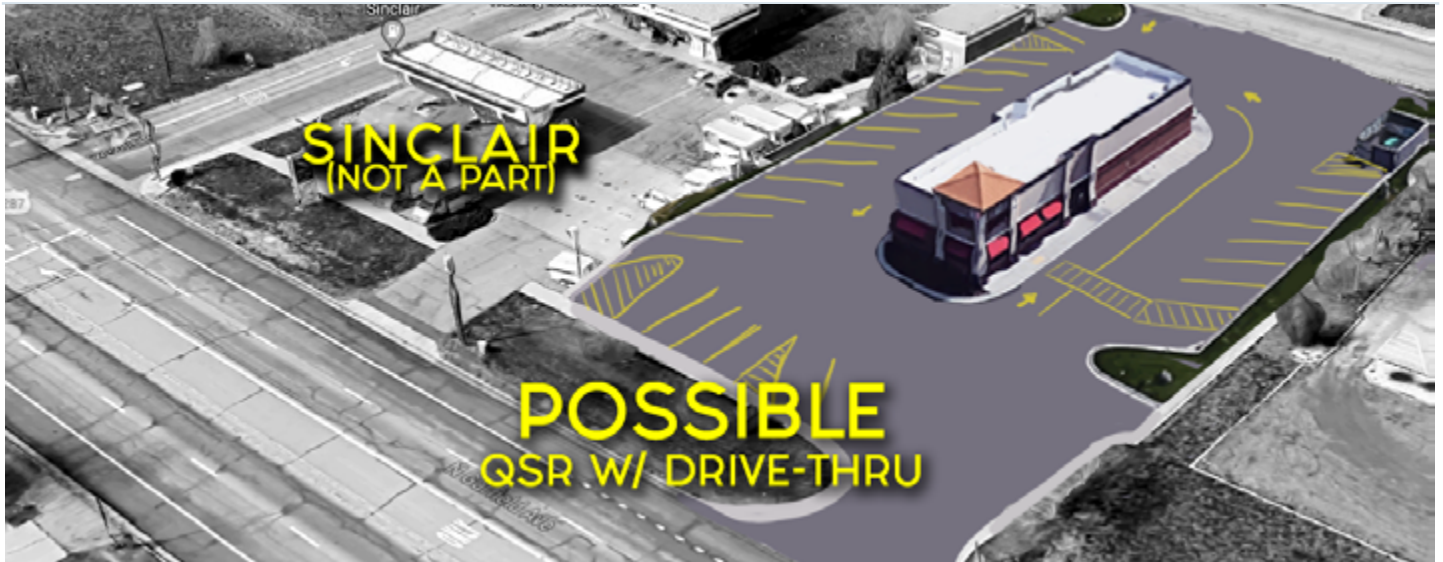


# Development Opportunity

5017 N GARFIELD AVE | LOVELAND, CO | 80538



**GROUND LEASE OR  
BUILD-TO-SUIT**



## zoning Information

### POTENTIAL USES

- SMALL RETAIL      BAR/TAVERN/BREWERY
- DAYCARE            RESTAURANT
- OFFICE                MEDICAL/DENTAL

The CN district is intended to accommodate office-related uses that provide employment opportunities for the community and the surrounding region. This district is intended for areas within a Growth Management Area or sub-area plan or within rural centers as identified in the Comprehensive Plan.

 **ZONING**  
CN - Commercial Neighborhood

 **LAND SIZE**  
0.93 Acres

 **PARCEL**  
9635116002

*Zoning information on the Larimer County website is only available for properties located in unincorporated Larimer County. This product may not reflect recent updates prior to the date of printing. Allowed uses for properties in unincorporated Larimer County can vary for many reasons. Contact the Planning Department at (970) 498-7679 or by email to confirm allowed uses for a specific property. Larimer County website is only available for properties located in unincorporated Larimer County. [Click to see zoning info for CN Commercial Neighborhood](#)*

CoStar, 2022

## area Demographics

	2 MILES	5 MILES	10 MILES
<b>POPULATION</b>	30,122	111,141	313,124
<b>HOUSEHOLDS</b>	11,739	44,122	125,376
<b>H.H. INCOME</b>	\$91,881	\$99,890	\$100,117
<b>MEDIAN AGE</b>	39.2	38.9	36.3

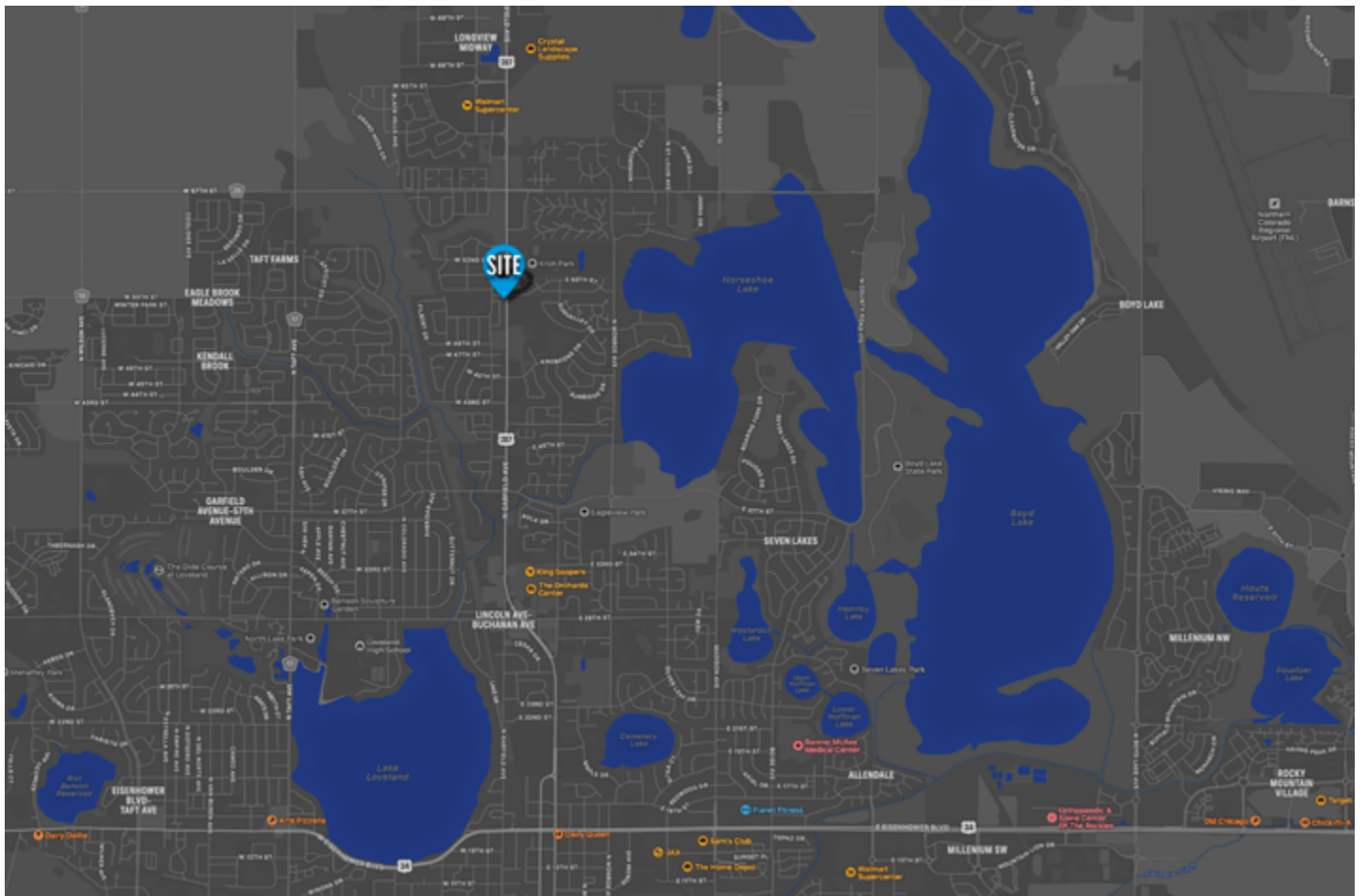
### TRAFFIC COUNTS

Main St @ 6th Ave  
CoStar, 2020

31,617 VPD







## aerial map & competition

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25. The I-25 and Crossroads Boulevard intersection and the I-25 and U.S. Highway 34 intersection are both being developed with retail and commercial properties. In the last decade, the I-25 and Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the Promenade Shops at Centerra, the Outlets at Loveland, and the Budweiser Events Center.



REAL ESTATE



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