

OFFICE/FLEX/WAREHOUSE FOR SALE

1327-1331 S. Garfield Ave., Loveland, CO



PROPERTY DETAILS

Available Space: 3,816 RSF
 Office>Showroom - 800 SF
 Mezzanine Office/Break area - 800 SF
 Warehouse - 2,200 SF

Proposed Use:

Industrial / Warehouse / Flex / R&D

Features:

- (2) 12'x14' OH doors
- (2) 200 Amp, 3 Phase panels
- Functional, finished mezzanine

Zoning: (I) Development Industrial
(City of Loveland)

click for link: [City of Loveland Municode](#)

Rico Devlin

Sr. Partner/Sr. Broker
 970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Comm. Brokerage Mgr
 970.222.2473
nathan@lcrealestategroup.com

SOUTHWEST BUSINESS PARK

SALE PRICE: \$645,000 (\$169/SF)

- Functional office/flex & warehouse condo with open office/showroom & finished mezzanine
- Double unit remodeled into one large unit with multiple entry & overhead doors
- Functional layout with reception/showroom, open offices, private office or shop, restrooms, and clean functional warehouse space with drive-in loading
- Convenient location on CO Highway 402 with easy access to US Highway 287 and minutes from I-25
- Well maintained complex with attractive landscaping and monument signage available on SW 14th Street/CO Highway 402
- Minutes away from Thompson Valley Town Center and downtown Loveland amenities including restaurants, retail, grocery and banks



DEMOCRAPHICS (Source: STDB Online 2025, radius)

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|-----------|
| 2025 Population | 4,739 | 46,078 | 94,526 |
| Avg. HH Income | \$82,477 | \$98,206 | \$110,426 |
| Households | 2,251 | 20,107 | 40,348 |
| Businesses | 383 | 2,480 | 3,756 |
| Employees | 3,170 | 23,399 | 37,020 |

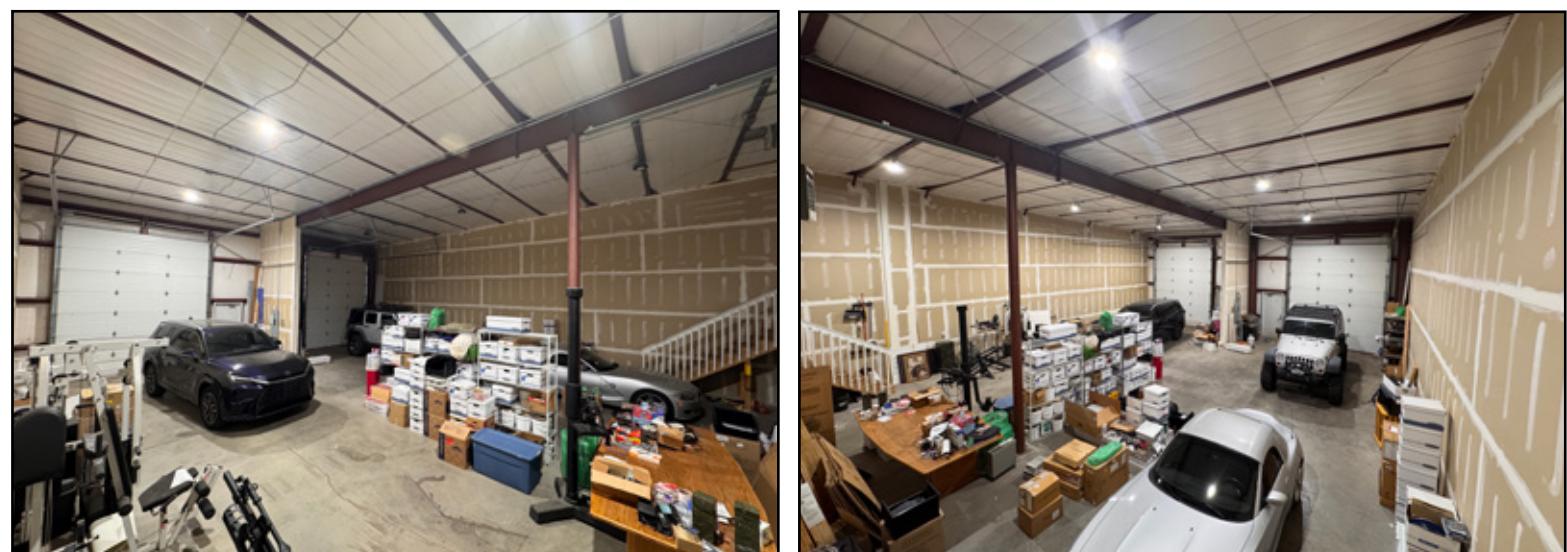


TRAFFIC COUNTS (Source: STDBOnline)

| | |
|----------------------------------------|------------|
| CO Hwy 402/14th St. SE @ S. Garfield | 15,416 VPD |
| US Hwy 287/S. Lincoln N. of CO Hwy 402 | 19,000 VPD |

OFFICE/FLEX/WAREHOUSE FOR SALE

1327-1331 S. Garfield Ave., Loveland, CO

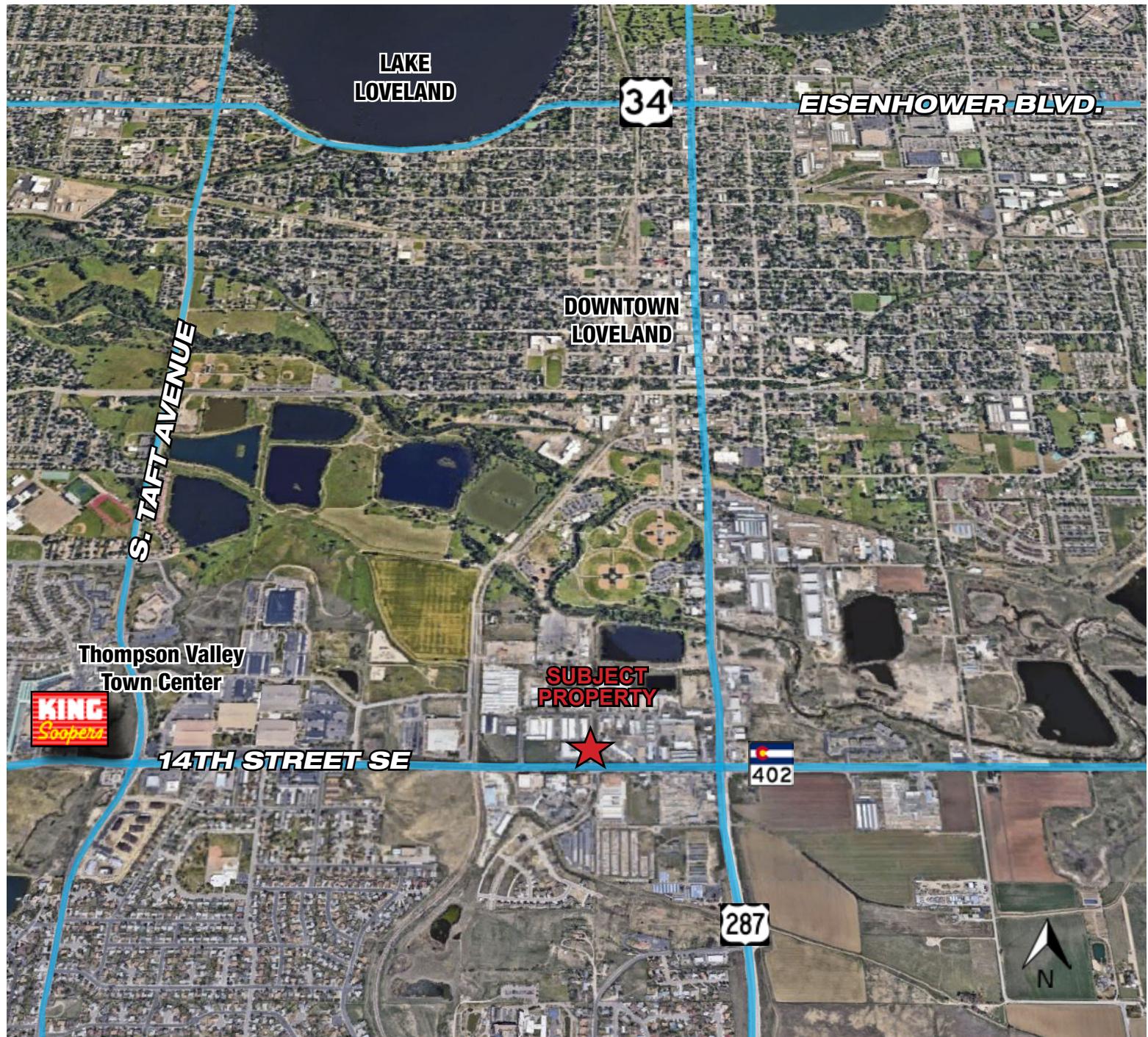


- Open reception/office/showroom on main level (20'x40')
- Two private restrooms - (1) in office, (1) in WH
- Finished mezzanine with abundant windows - split into two 20'x20' spaces with 2 stairways
- High bay warehouse with two (2) 14' OH doors
- Two (2) 200 Amp 3 phase panels
- New LED lighting in throughout

OFFICE/FLEX/WAREHOUSE FOR SALE

1327-1331 S. Garfield Ave., Loveland, CO

Downtown Loveland - 2.0 miles; 5 minute
 Interstate 25 and CO Hwy 402 - 4 miles; 8 minutes
 Fort Collins, CO - 14 miles; 29 minutes
 Greeley, CO - 23 miles; 33 minutes
 Denver, CO - 51 miles; 56 minutes



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 7/21/2025