

FOR SALE/LEASE

3760 Rocky Mountain Avenue
Loveland, CO 80538

UNIQUE CLASS A OFFICE, LAB AND FLEX BUILDING

PROPERTY TYPE

CLASS A OFFICE

LEASE RATE:

\$15.00 - \$17.00 PRSF NNN

SALE PRICE

CONTACT BROKER



PROPERTY SUMMARY:

The former Heska headquarters building is located in the heart of Northern Colorado, off of Interstate 25 and Highway 34. This unique property features 35,750 SF on the first floor which includes lab space, office space, warehousing with one drive-in door and one dock height door. The second floor is comprised of 25,000 SF which has a primarily open configuration. The building is situated on a 5.52-acre site which allows for a building expansion up to 20,000 SF and includes a 4/1000 parking ratio. The property also boasts Rocky Mountain Avenue signage visibility for maximum exposure.

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COMMERCIAL REAL ESTATE SERVICES

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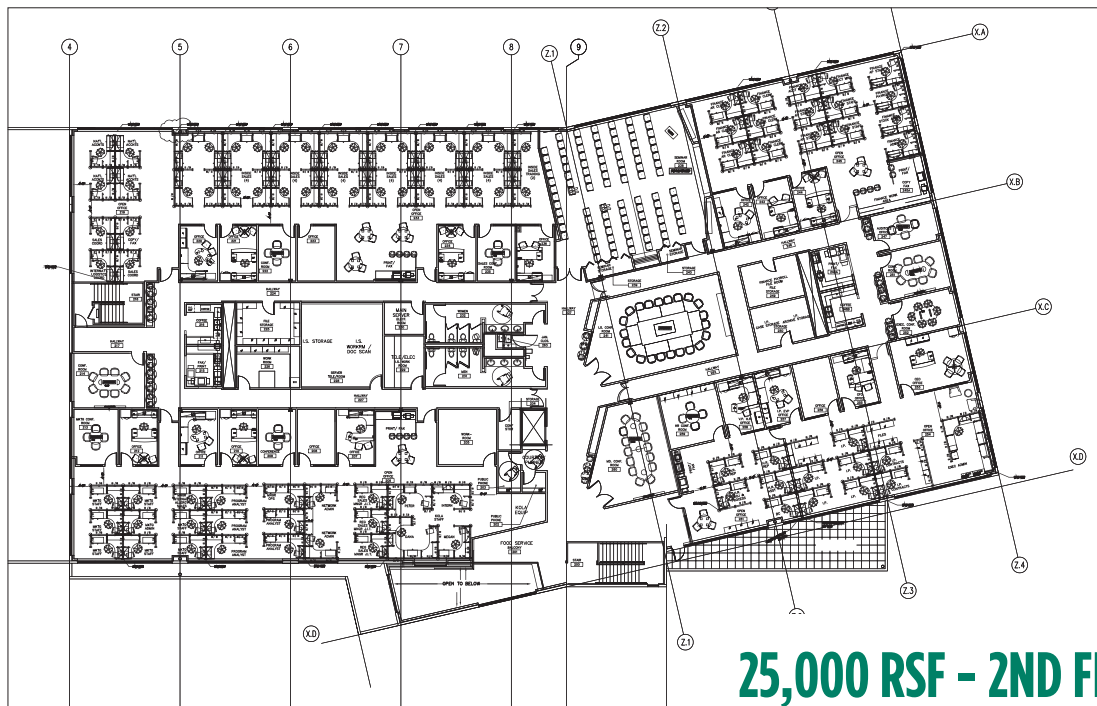
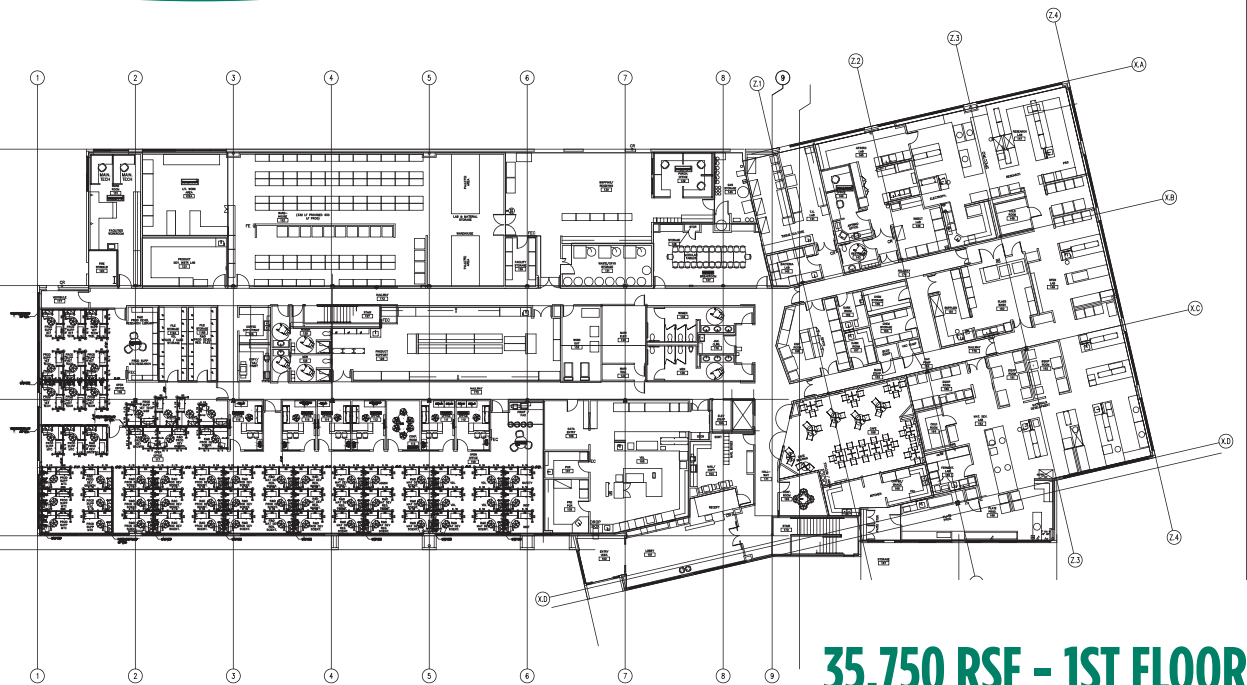
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FLOOR PLANS

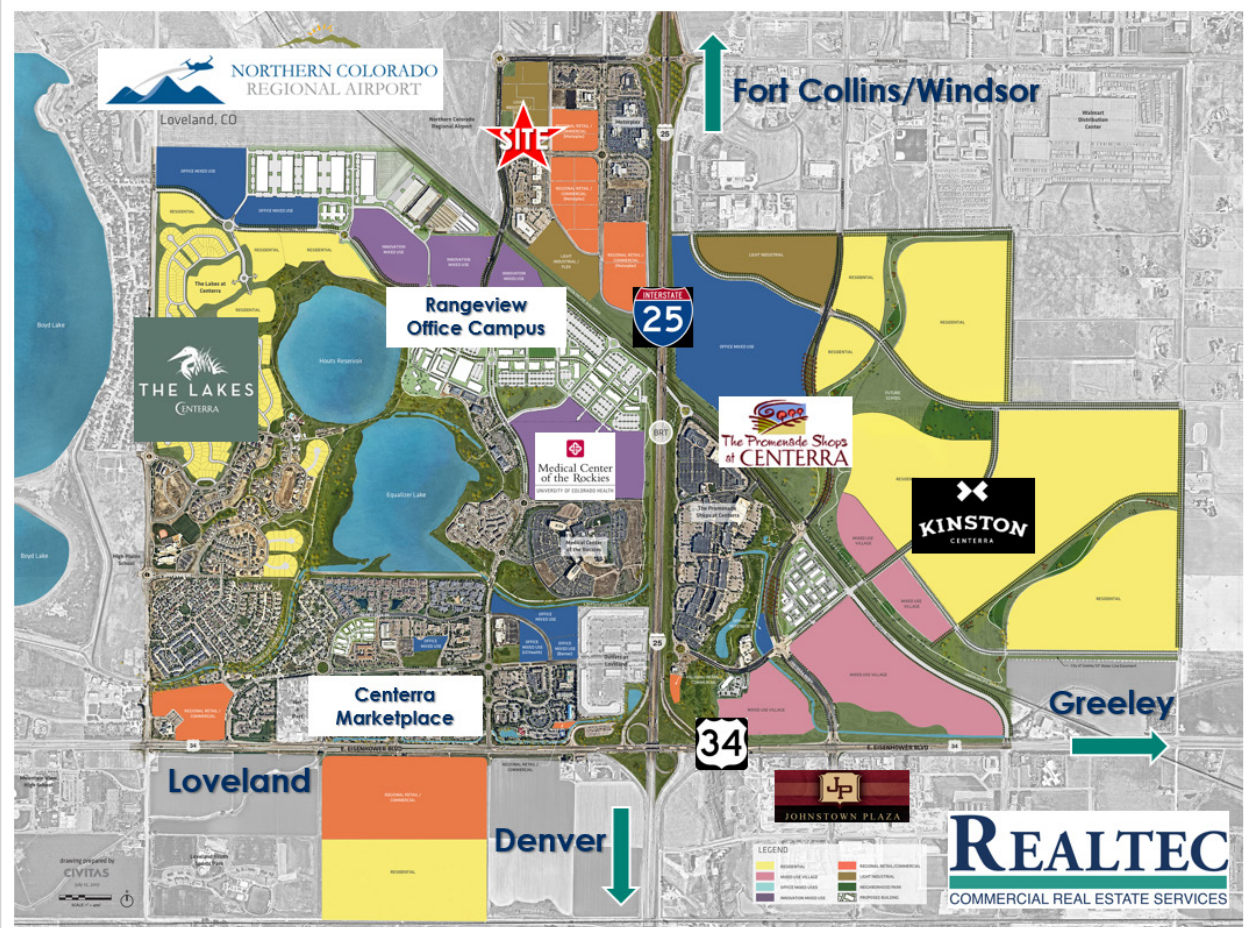


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One drive-in and one dock high door



LOCATION FEATURES:

- Located in the thriving Centerra Master Planned Community
- Convenient access to a variety of retail and restaurants at the Promenade Shops and Centerra Marketplace
- The I-25 and US 34 area is one of the fastest growing markets in Colorado with the ability to attract and retain top employees
- Easy access to Fort Collins, Greeley and less than one hour from downtown Denver and Denver International Airport



Ability to expand the building by 20,000 SF

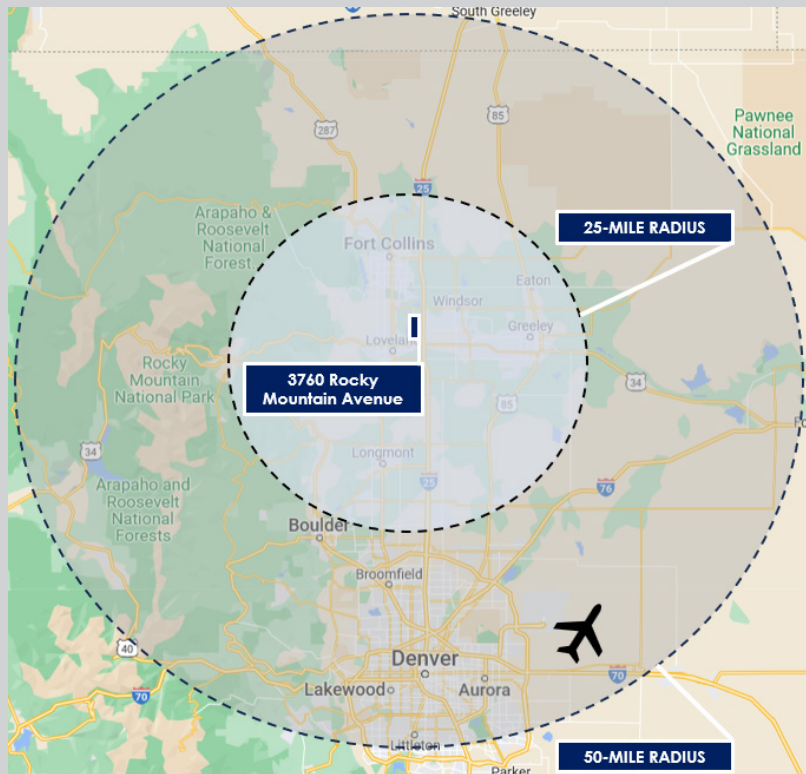
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AREA DEMOGRAPHICS

Area Demographics			
	2 Miles	5 Miles	10 Miles
Population			
2023 Population	10,104	71,409	285,480
2028 Population Projection	11,206	75,021	298,695
Median Age	41.7	39.8	38.5
Bachelor's Degree or Higher	49%	40%	43%
Households			
2023 Households	4,360	28,815	112,962
2028 Household Projections	4,845	30,320	118,253
Total Specified Consumer Spending (\$)	\$182.4M	\$1.1B	\$4.4B
Income			
Avg. Household Income	\$130,485	\$108,976	\$109,189
Median Household Income	\$106,333	\$85,873	\$88,518

*Source, CoStar



Fort Collins

400 E. Horsetooth Road, Suite 200
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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