









RETAIL IN LOVELAND YARDS FOR SALE

5600 McWhinney Blvd, Loveland, CO, 80538

Located within the thriving Loveland Yards development at 5600 – 5704 McWhinney Blvd in Loveland, CO, these retail units offer exceptional ownership potential in one of Northern Colorado’s fastest growing commercial corridors.

FEATURE HIGHLIGHTS

-  Building Signage
-  High Traffic
-  Easy Access
-  Near Shopping
-  Flexible Zoning
-  Handicap Accessible
-  Parking
-  Visibility/Location

PROPERTY OVERVIEW

BUILDING SIZE	32,800 SF (5 Units)
SUITE D5656	8,248 SF
SUITE D5660	2,790 SF
SUITE D5668	7,869 SF
SUITE D5672	6,043 SF
SUITE D5676	7,850 SF
SALE PRICE	\$195 - \$215/SF
TAXES (EST)	\$3.96/SF
OA DUES (EST)	\$2.66/SF
AVAILABLE	Immediately
PARKING	Ample On-site
ZONING	Planned Community AMD 1

FOR MORE INFORMATION:



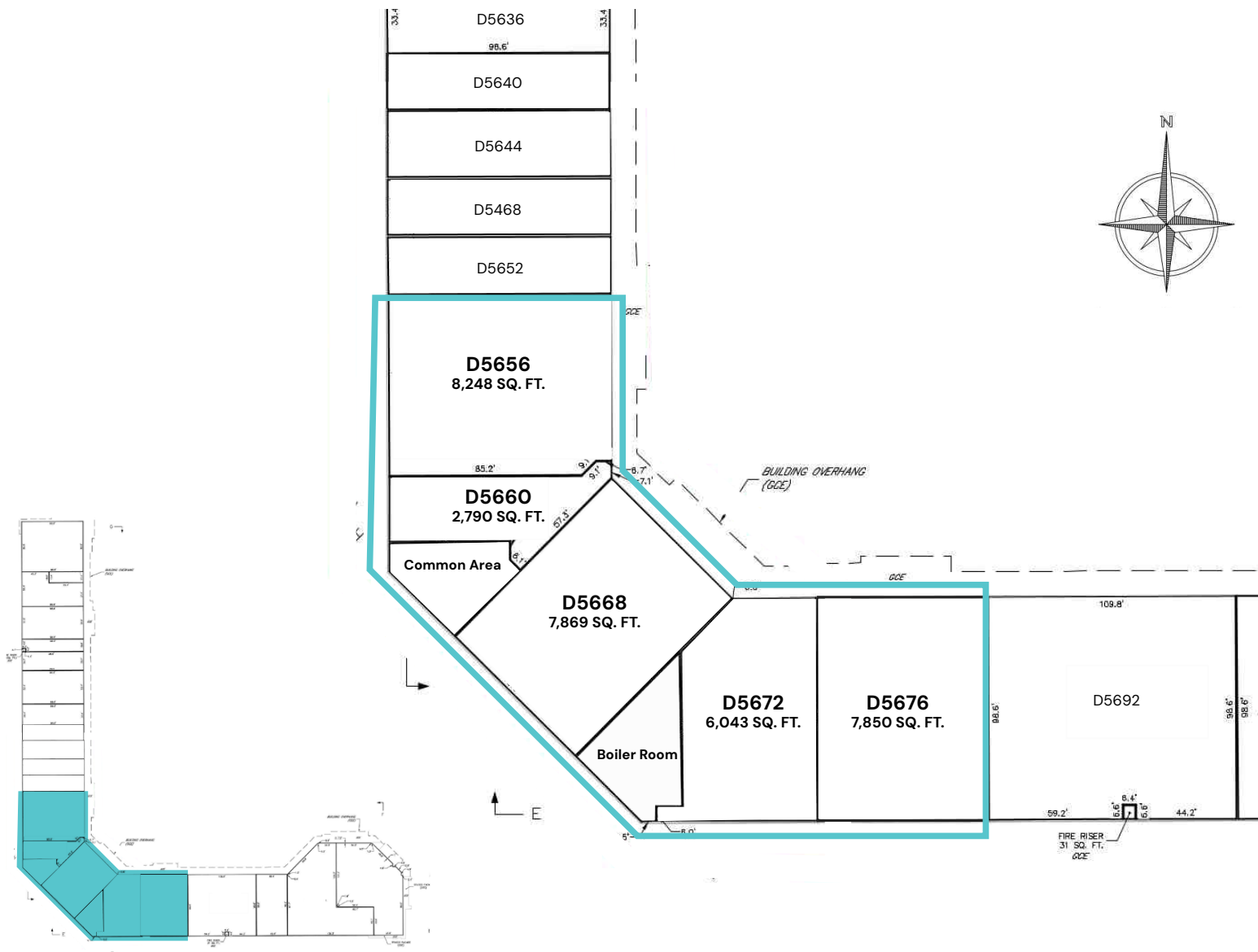
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Loveland Yards is strategically positioned at the intersection of I-25 and Highway 34, providing high visibility and excellent regional access – with significant exposure to passing traffic and proximity to major retail, dining, office, and service destinations. All available units benefit from Loveland Yards’ flexible zoning for light industrial, office, retail, and flex space, high ceilings, and the ability for owners to capitalize on both operational use and long-term real estate equity growth. Units are demisable and can be tailored to your business or investment strategy.

PROPERTY FLOOR PLAN



*Square Footages per Association Docs



DEMOGRAPHICS



POPULATION

1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
4,327	65,706	264,021



EMPLOYEES

1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
8,781	42,886	109,755



AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$91,811	\$116,447	\$117,962



CONSUMER SPENDING*

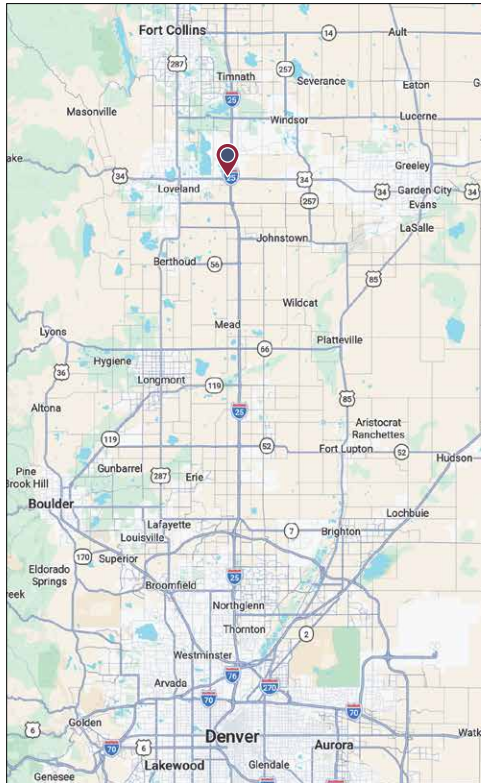
1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$66.9M	\$1B	\$5.7B

*apparel, entertainment & hobbies, food & alcohol, household, transportation, health care, education & daycare

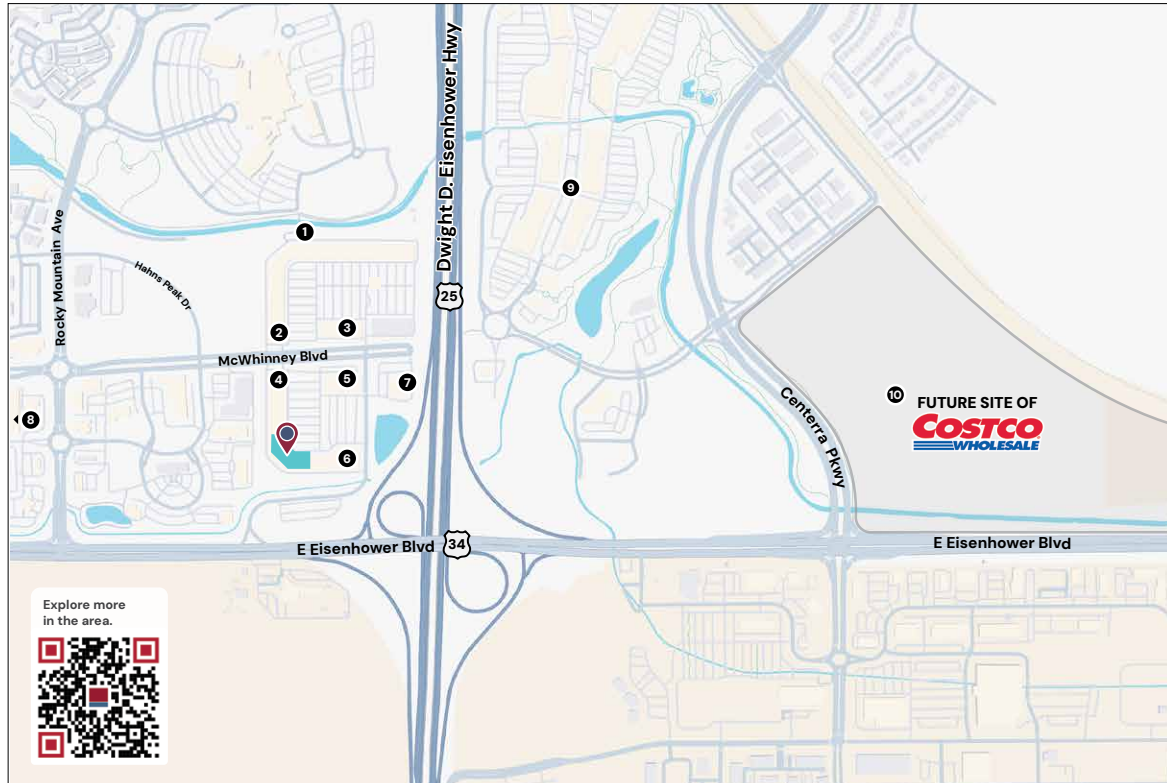
Loveland, Colorado is a stable and growing Northern Colorado market with a population of approximately 80,000 residents and strong regional connectivity along the I-25 corridor. The city is supported by above-average household incomes, a skilled and diverse employment base, and consistent population growth driven by in-migration to the Front Range. Proximity to Fort Collins, Denver, and major regional employers provides durable demand fundamentals, while limited new supply in select asset classes supports long-term value preservation and income stability for commercial real estate investors.



REGIONAL LOCATION



PROPERTY LOCATION



- 1** City Point Church
Gold's Gym
Cycle Bar
Trek Bicycles
Cinnamon's Bakery
- 2** Simlab Golf
Theraswim
Fyrepro
Lux Living Showroom
KenKens Nails
- 3** Be Well Clinic
Ultimate Ninjas Academy
- 4** Sax Alley
Legacey Epoxy Supply
RoyCe Spa
Crossfit 970
Vie Nail Supply
- 5** Driven
- 6** Highlands Furniture
Hope Baptist Church
- 7** Cracker Barrel
- 8** Centerra Marketplace
· In & Out · Kobe Sushi
· Chick-fil-A · Noodles & Co
· Panera Bread · Starbucks
- 9** Centerra
· Barnes & Noble · Eddie Bauer
· Oakley · Abelle Bridal
· The Children's Place · LOFT
- 10** Costco

