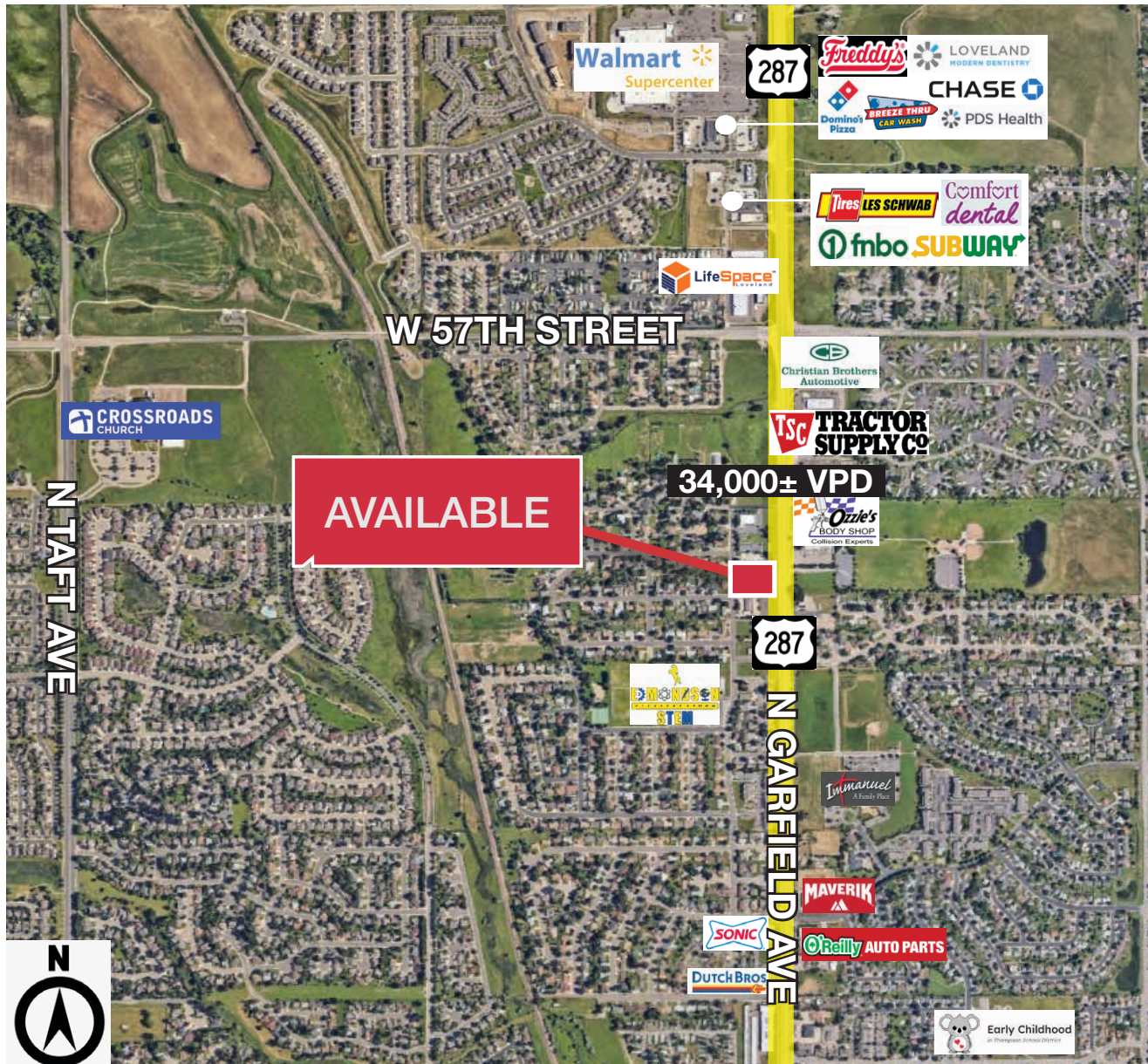


MIXED-USE DEVELOPMENT SITE AVAILABLE

HIGHWAY 287 (N GARFIELD AVENUE) FRONTAGE

FOR SALE or
BUILD-TO-SUIT

5100 GRANITE STREET
LOVELAND, CO 80538



LAND SIZE: 1.73 Ac. (75,533.04± SF)

SALE PRICE: \$509,848.00 (\$6.75/SF)

BUILD-TO-SUIT: Contact Broker for more details

ZONING: B - Developing Business

UDC OVERLAY: Enhanced Corridor Overlay Zone

COUNTY: Larimer

PROPERTY OVERVIEW

Excellent frontage site and strategic location in north Loveland offers endless potential to create high-impact projects that capitalize on the area's growth, traffic flow, and commercial vibrancy. Ideal for mixed-use, retail, auto-oriented users or flex developments, with strong visibility, access, and versatility.

PROPERTY HIGHLIGHTS

- Utilities are to the Property
- Fully designed office warehouse documents available
- Near many retail amenities and tons of rooftops
- High visibility and traffic exposure

For more information:

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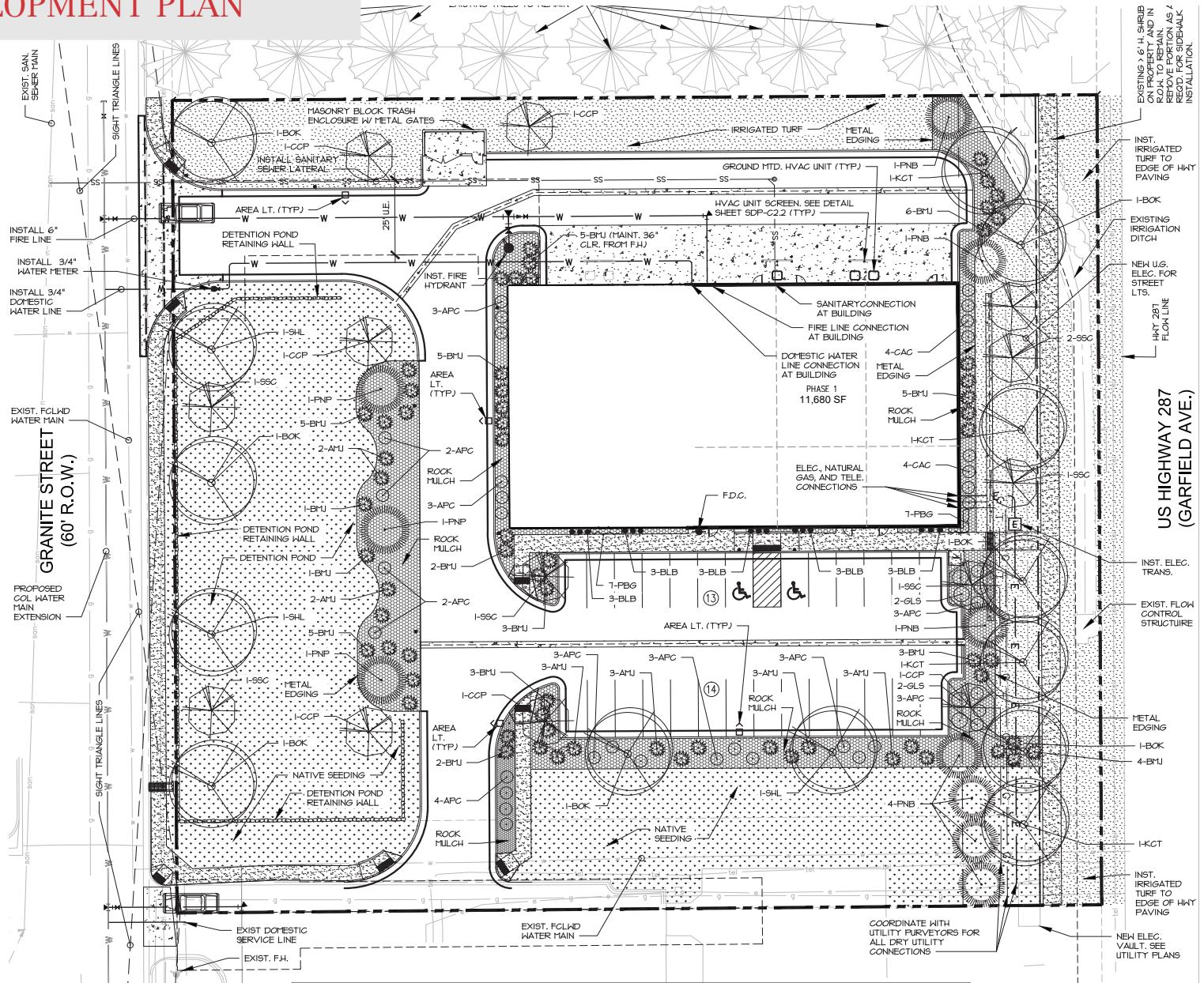
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APPROVED SITE DEVELOPMENT PLAN

**Seller will consider
a build-to-suit
for the right user.
Contact Broker for
more details.**



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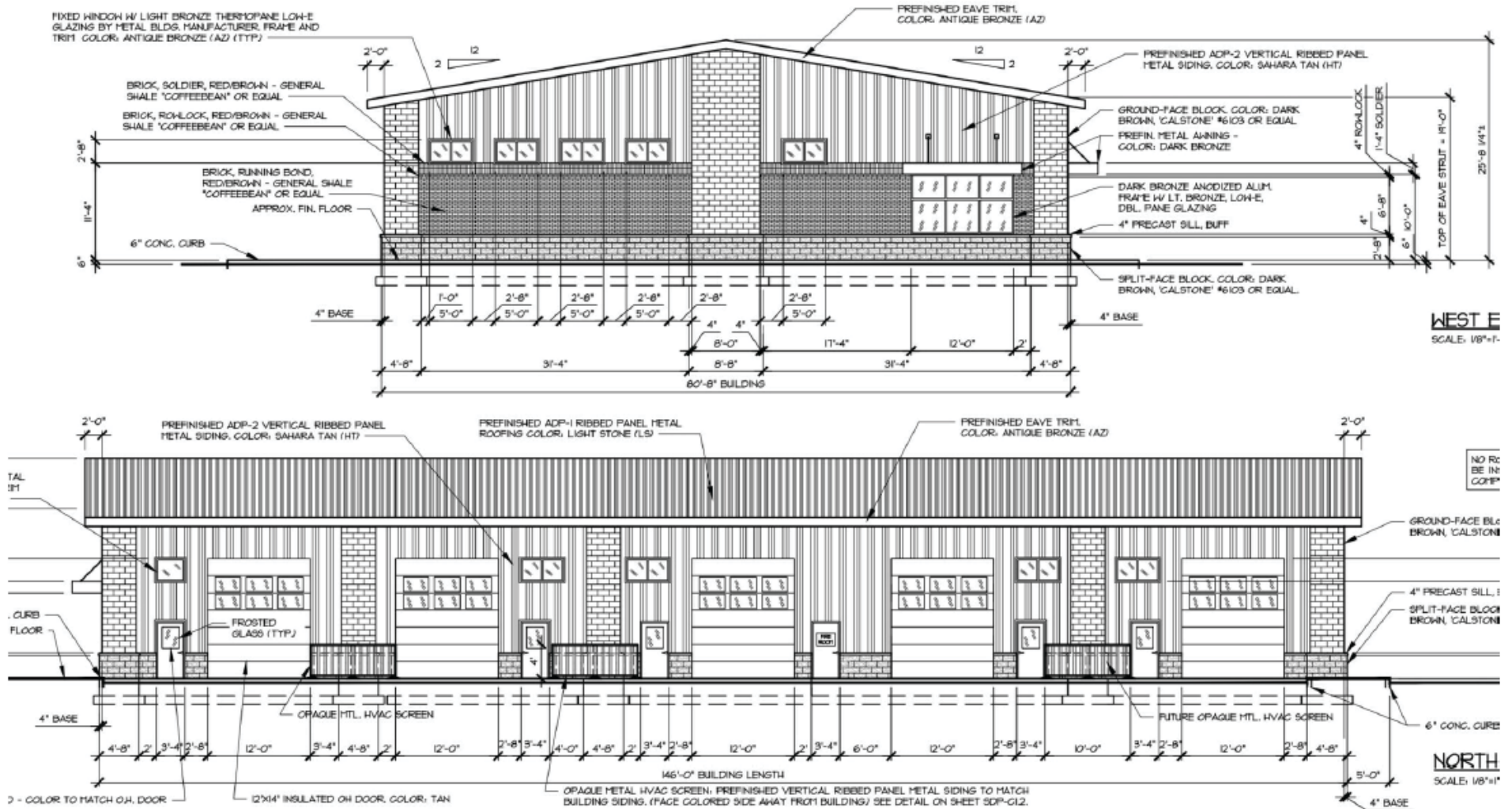
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POTENTIAL OFFICE/WAREHOUSE FLEX PLANS

Seller will consider a build-to-suit for the right user. Contact Broker for more details.



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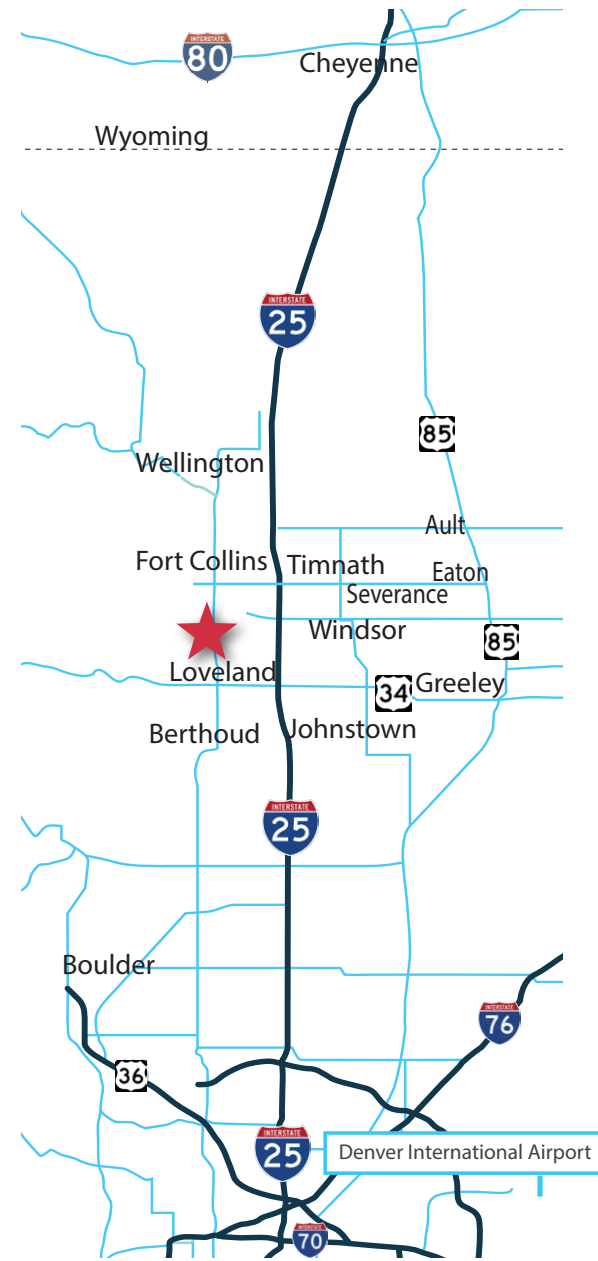
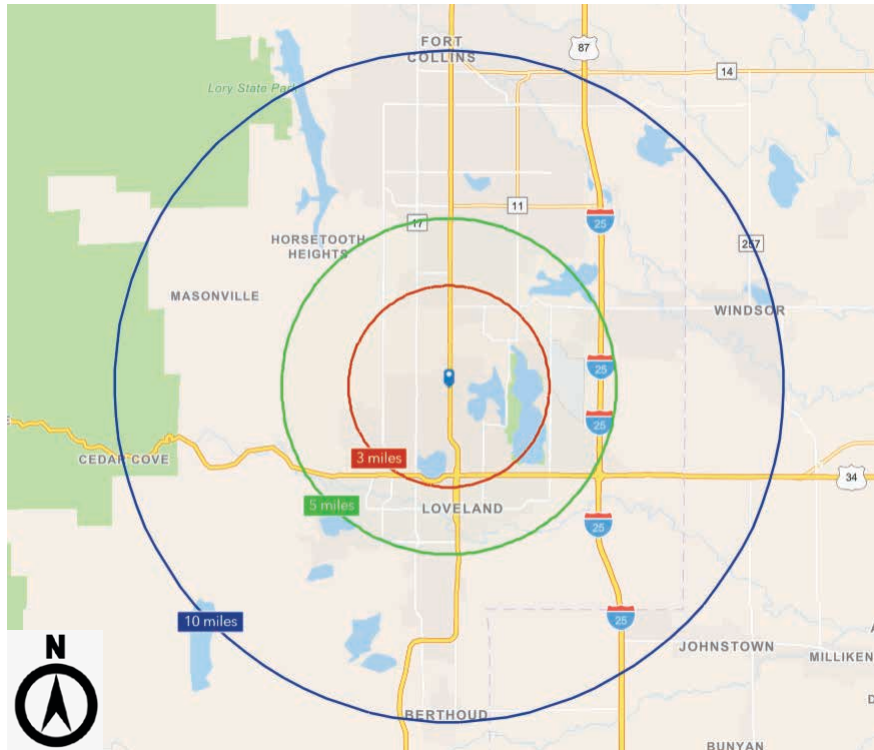
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AREA INFORMATION

	3-MILES	5-MILES	10-MILES
2025 Est. Population	47,644	104,772	331,220
2030 Projected Population	48,529	108,183	349,948
2025 Est. Avg. HH Income	\$109,465	\$116,885	\$123,563
Median Age	43.7	42.4	37.3
Daytime Employment	41,976	106,770	339,480

Source: Site To Business - February 2026



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