

FOR LEASE

Loveland Marketplace

2983, 3123 and 3127 North Garfield Avenue / Loveland, Colorado 80538



RETAIL FOR LEASE



Retail Space for Lease in a 148,000 SF Shopping Center
Lease Rate: \$11.00-\$15.00/SF NNN

Suite	Available SF	Operating Expenses	Lease Rate
2983	8,034-28,592	\$3.33/SF	\$11.00/SF NNN
3123	1,794	\$6.48/SF	\$13.00/SF NNN
3127 (End cap)	1,728	\$6.48/SF	\$15.00/SF NNN
Build-to-Suit Pad Site	±4,000	N/A	Negotiable
Build-to-Suit Pad Site w/ Drive-Thru	±3,000	N/A	Negotiable



Property Features

- Best 3-mile demographics in Loveland, Colorado
- Outstanding access with two full-turn stoplights
- Home of Loveland Farmers Market
- 30,166 vehicles per day (2015)
- Excellent visibility and parking
- Monument signage with EMC

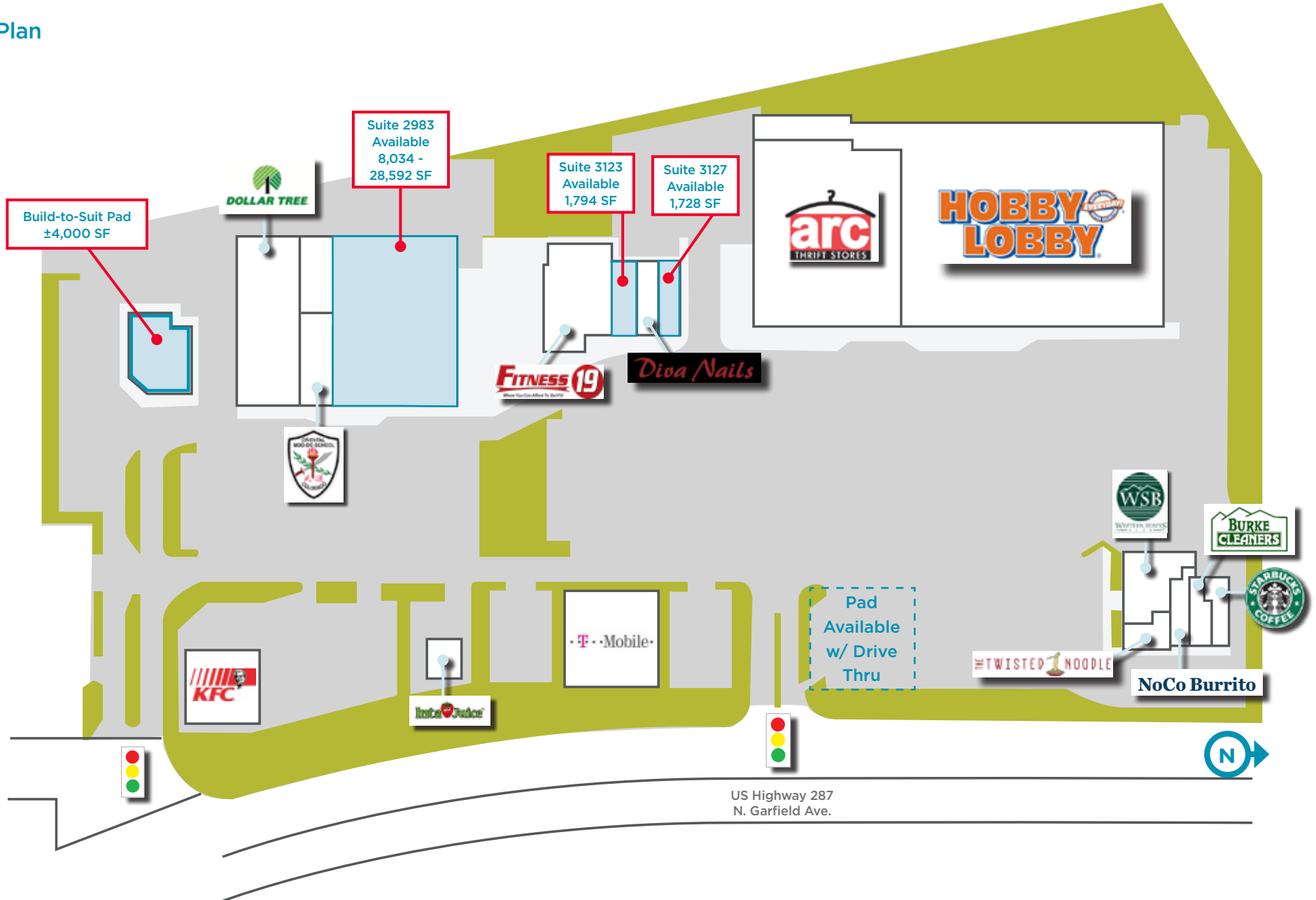
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Site Plan



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