

3780 N. Garfield Avenue Loveland, Colorado



Highlights

- Attractive office space with direct frontage and visibility along N. Garfield Ave./Highway 287.
- Great central location with frontage and visibility from North Garfield Ave. (Highway 287)
- Great building with high visibility monument signage available.
- Open floor layout with multiple private offices & large workroom—flexible for any number of office or service uses.
- Great value space in recently remodeled building.

Property Information

Unit:	Size:	Rental Rate:
104	1,300 s.f.	\$7.25/SF + NNN (est. \$4.75)
203	3,771 s.f.	\$12.75/SF + NNN (est. \$4.75)

Traffic Counts (Source: City of Loveland 2009)

North Garfield Ave. 33,300 VPD

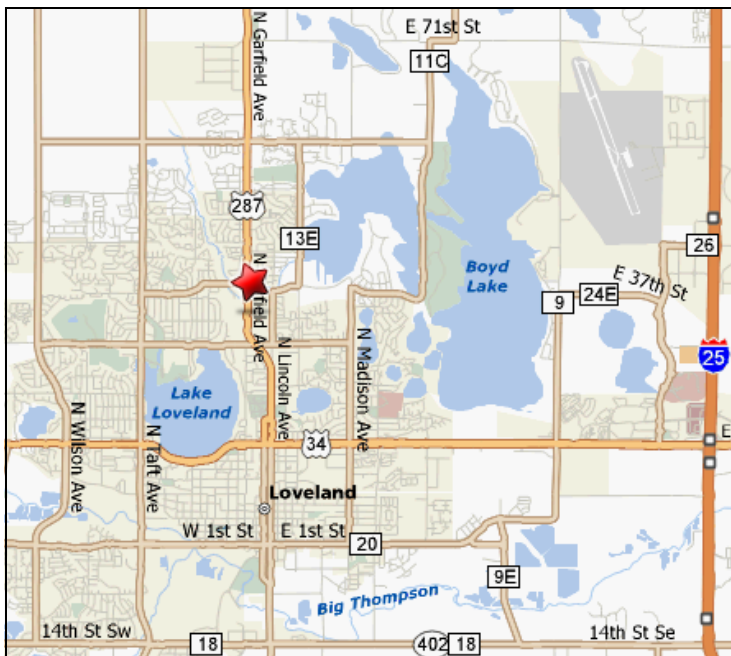
Co-Tenants

The Body Works, Keller Williams Realty, Unified Title Company, DS Constructors



INNOVATIVE REAL ESTATE
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Demographics

(Source: STDB Online 2011, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2010 Population	12,366	52,412	80,255
Avg. HH Inc	\$70,191	\$68,717	\$71,849
Households	4,671	21,062	31,427

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