



192-248 W. 64th St. | Loveland, CO 80538



FOR SALE OR GROUND LEASE

HIGHLIGHTS

- Retail lots located adjacent to Walmart Supercenter
- Surrounded by newly constructed residential
- Approximately 450 homes planned in the immediate area
- 192 additional apartment homes planned northwest of site
- High average HH incomes

PROPERTY INFORMATION

Lot A* – 192 W. 64th Street – 34,000 SF (0.78 AC) \$18.00/SF

Lot 3 – 216 W. 64th Street – 53,024 SF (1.22 AC) \$5.50/SF

Lot 2 – 248 W. 64th Street – 100,623 SF (2.31 AC) \$4.50/SF

*Proposed Lot A is currently a storm water detention tract that would need to be relocated to Lot 3 in order to accommodate a rezoning to pad commercial use. Seller is willing to pursue Loveland governmental approvals at such time as a formal contract is entered for sale of the property to a qualified buyer requiring such use.

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DEMOGRAPHICS

SOURCE: ESRI 2018 ESTIMATES

	1 MILE	3 MILES	5 MILES
POPULATION	29,154	42,962	108,731
AVERAGE HH INCOME	\$86,442	\$93,209	\$95,241
DAYTIME POP.	5,395	31,127	96,409

TRAFFIC COUNTS



SOURCE: MSPi 2017 ESTIMATES

W. 57TH STREET WEST OF N. GARFIELD AVE.:	10,500 Cars/Day
E. 57TH ST. EAST OF N. GARFIELD AVE.:	9,500 Cars/Day
N. GARFIELD AVE. NORTH OF W. 57TH ST.:	25,400 Cars/Day
N. GARFIELD AVE. SOUTH OF W. 57TH ST.:	29,800 Cars/Day