



REAL ESTATE GROUP

MINDFULLY CREATING COMMUNITY

FLEX/OFFICE/WAREHOUSE FOR LEASE

471 Denver Avenue, Loveland, CO



PROPERTY DETAILS

Available Space: Unit 471 - 2,100 RSF

Lease Rate: \$11.50/SF NNN
(NNN est. \$7.17/SF)

Proposed Use:

- Office/Warehouse
- Light Industrial
- Specialty contractor
- Distribution

DENVER AVENUE COMMERCIAL PARK

LEASE RATE: \$11.50/SF NNN (approx. \$7.17/sf)

- Functional office/flex/warehouse space in convenient central Loveland location
- Open reception/front office and office/conference room, two restrooms and open warehouse space with 12'x14' OH door and rear man door
- Radiant heat and air conditioning in the warehouse; 200 AMP, 3 Phase power
- Quick access to US Highway 34, and less than 4 miles from I-25
- Close proximity to restaurants and other local amenities
- Move in ready!

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DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	9,489	41,690	94,979
Avg. HH Income	\$102,960	\$101,311	\$110,991
Households	4,009	18,395	40,674
Businesses	464	2,608	4,138
Employees	5,536	27,079	48,786



TRAFFIC COUNTS (Source: STDBOnline)

Hwy 34 @ Denver Ave.	44,000 VPD
Denver Ave. south of Property	6,270 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/6/2024

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FLEX/OFFICE/WAREHOUSE SPACE FOR LEASE

471 Denver Avenue, Loveland, CO



Open Office/Showroom



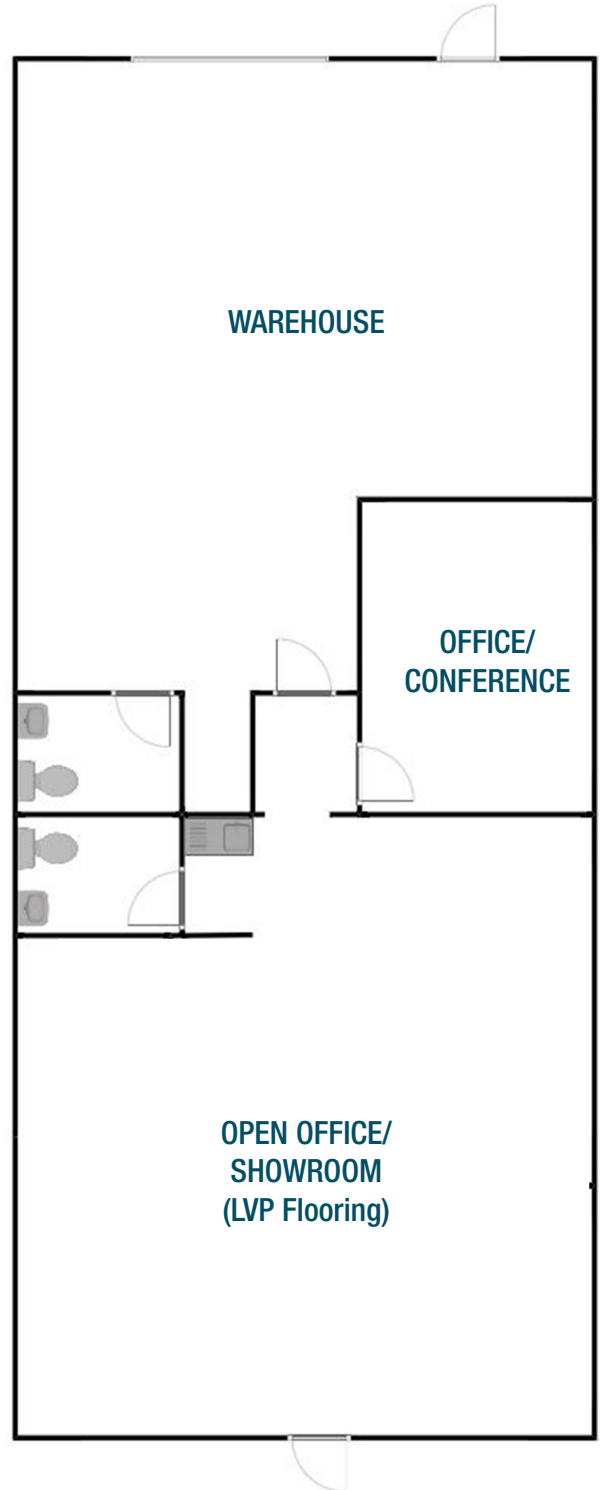
Open Office/Showroom



Warehouse and OH door



Warehouse, storage, WH Restroom



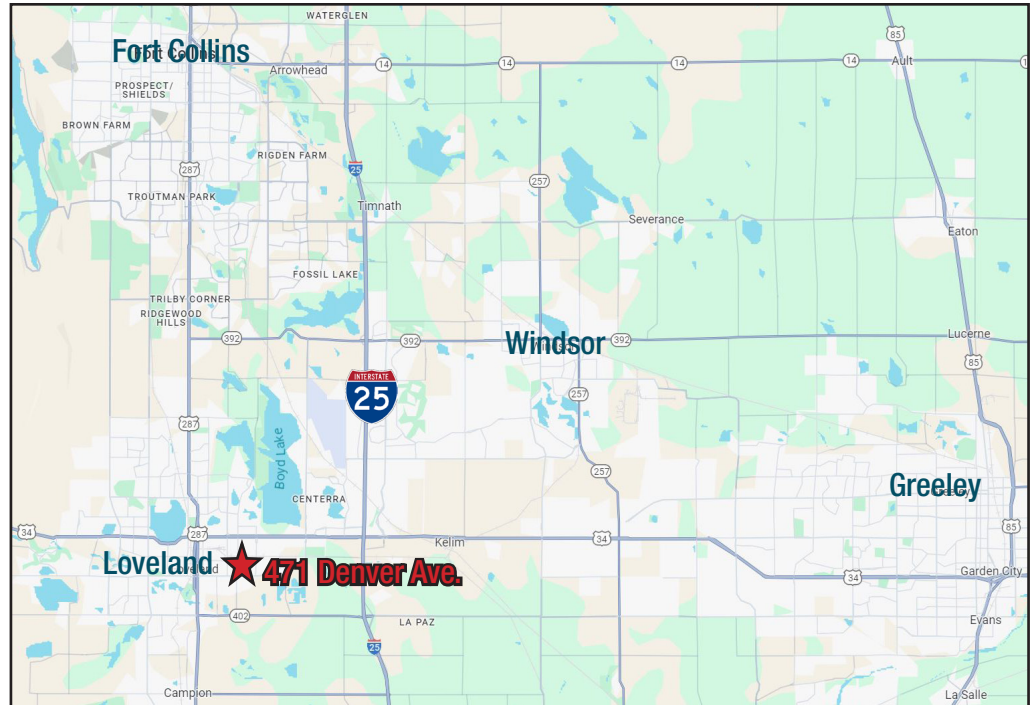
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FLEX/OFFICE/WAREHOUSE SPACE FOR LEASE

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Break Area, Office Restroom



DISTANCES

Downtown Loveland - 1.9 miles | 3 min.

Fort Collins - 14 miles | 22 min.

Interstate 25 - 3.4 miles | 2 min.

Greeley - 20 miles | 24 min.

