



Investment Sale

970 CrossFit
LOVELAND YARDS

5628 - 5636 MCWHINNEY BLVD.
LOVELAND, CO 80538

Property Overview

ADDRESS:

5628-5636 MCWHINNEY BLVD
LOVELAND, CO 80538

CAP RATE

7.5%

SIZE

12,214 SF

YEAR BUILT

1995. RENOVATED 2025

RENT COMMENCEMENT

AUGUST 1, 2025

TENANT

970 CROSSFIT

SALE PRICE

\$2,442,800

INITIAL NOI

\$183,210.60

TERM REMAINING

5 YEARS



Lease Summary

TENANT
970 CROSSFIT

START DATE	END DATE	MONTHLY AMOUNT	ANNUAL AMOUNT	\$/SF
02/01/2026	01/31/2027	15,267.55	183,210.60	15.00
02/01/2027	01/31/2028	15,572.85	186,874.20	15.30
02/01/2028	01/31/2029	16,041.06	192,492.60	15.76
02/01/2029	01/31/2030	16,519.44	198,233.28	16.23
02/01/2030	01/31/2031	17,018.17	204,218.04	16.72



Investment Highlights

PRICED UNDER REPLACEMENT COSTS

This asset is offered at a price below current replacement costs, providing investors with built-in value and protection against rising construction and material expenses.

SOLID NNN INVESTMENT OPPORTUNITY

The property is structured as a triple net (NNN) lease, with the tenant responsible for taxes, insurance, and maintenance, resulting in stable income and minimal landlord responsibilities.

LONG TERM LEASE

A long-term lease in place provides consistent, reliable cash flow and reduces exposure to vacancy or short-term market fluctuations.

LOW PROPERTY OPERATING EXPENSES

Located in one of the least expensive operating areas, with no metro district and annual operating expenses at only \$4.90/sf.



Aerial Photo

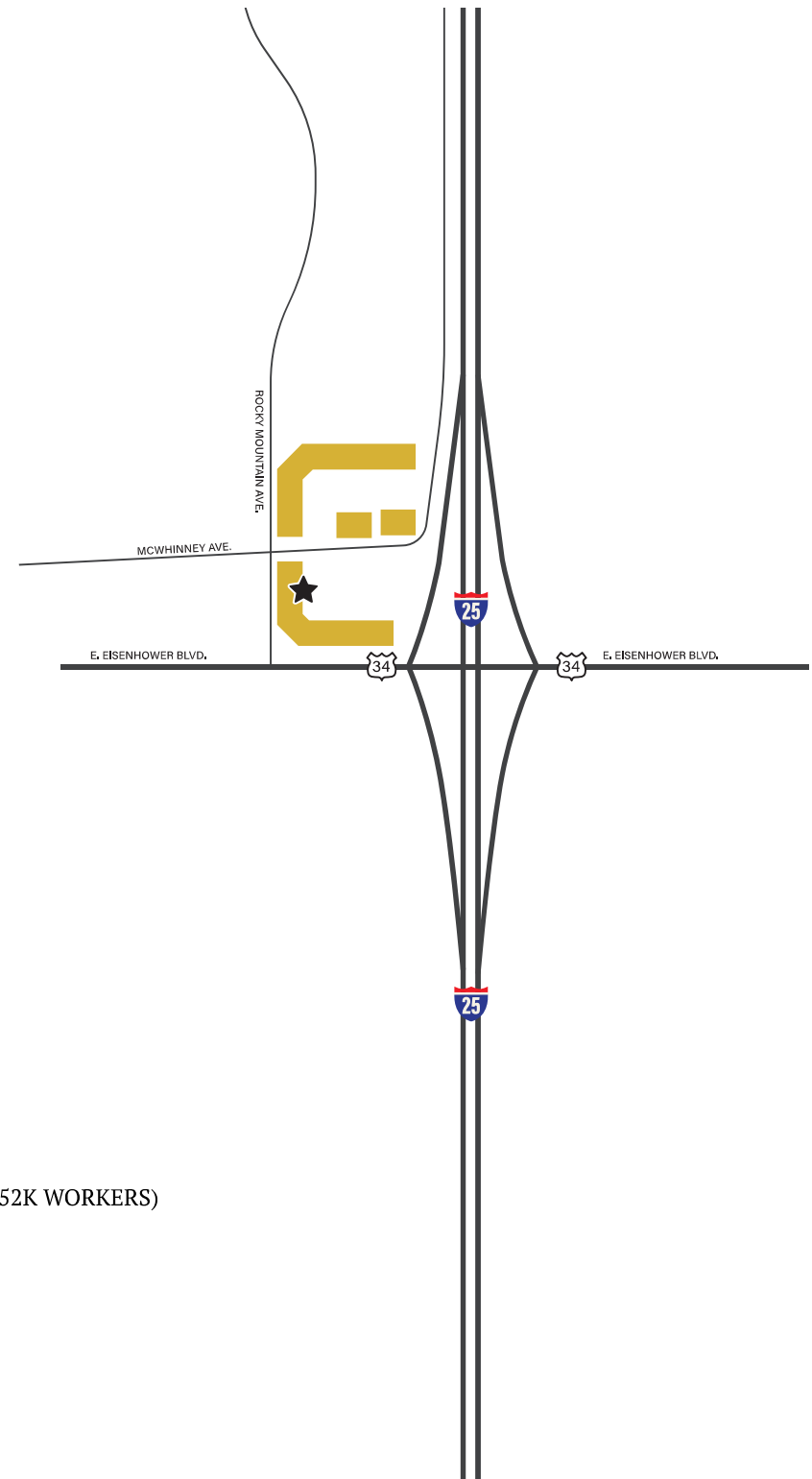


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Loveland, CO

PRIME NORTHERN COLORADO LOCATION

Loveland Yards is centrally situated in Loveland, Colorado at the heart of one of Northern Colorado's most active commercial hubs, with excellent visibility and direct access from Interstate 25 and Highway 34. The property sits among major retail destinations including The Promenade Shops at Centerra, Johnstown Plaza, and the Centerra Marketplace, creating a powerful retail and lifestyle node drawing customers from across the region. Its central location offers easy access to outdoor recreation, dining, shopping, and cultural amenities, making it a vibrant destination for work, play, and community engagement.



POPULATION:

~81,100 RESIDENTS (2024 ESTIMATE)

MEDIAN AGE:

40.8 YEARS

OWNER-OCCUPIED HOUSING UNITS:

~61.8% OF OCCUPIED UNITS

TOTAL WORKFORCE:

~64.6% OF THE POPULATION AGE 16+ IS IN THE CIVILIAN LABOR FORCE (EST. ~52K WORKERS)

AVERAGE HOUSEHOLD INCOME (MEDIAN):

\$82,592

POPULATION WITH A BACHELOR'S DEGREE OR HIGHER:

~39.1% (AGE 25+)

*Census.gov



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