

4600 NORTH GARFIELD

LOVELAND, COLORADO



AVAILABLE FOR SALE OR LEASE

ZANDER RODRIGUEZ

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PROPERTY HIGHLIGHTS

- 1.65 Acres (71,874 SF) of land available for sale or lease.
- Excellent high visibility location in North Loveland approximately ¼ mile south of Walmart Super center.
- Located 10 minutes from Fort Collins and 5 minute from Downtown Loveland.
- Commercial Zoning allows for several uses including professional office, retail, etc.
- Zoned (DE) Developing Business.

NEARBY RETAILERS



TRAFFIC COUNTS

On Garfield Ave North of 43rd St	26,889 CPD
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On Garfield Ave South of 43rd St	28,449 CPD
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Source: CDOT 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	49,186	101,219	169,691
AVERAGE HH INCOME	\$111,677	\$121,759	\$134,859
BUSINESSES	2,561	5,369	9,296
EMPLOYEES	9,296	42,209	71,344

Source: Applied Geographic Solutions, 2026

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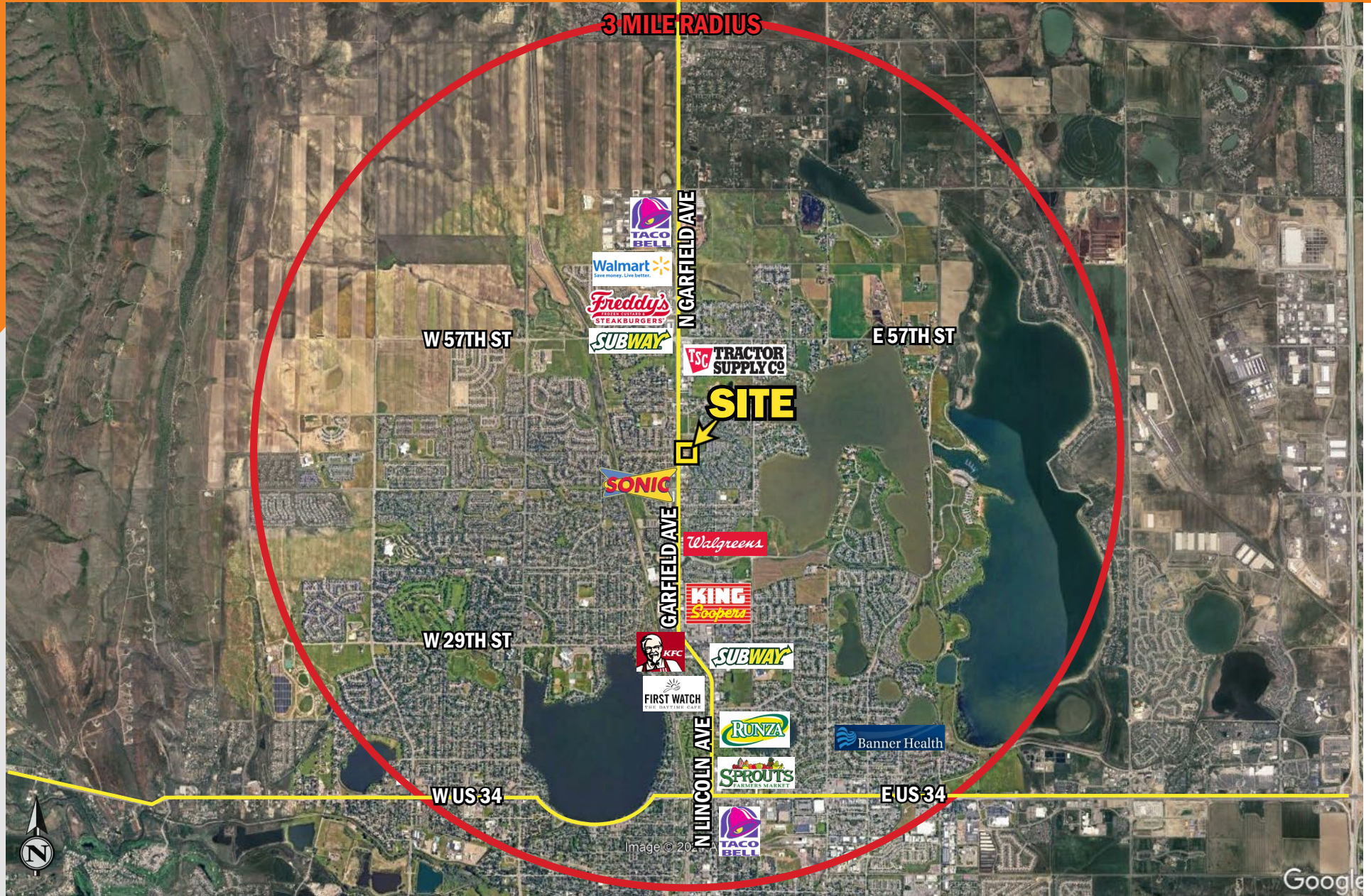
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