



280 W 64TH STREET
LOVELAND, CO 80538

OFFERING
MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



6,630 SF Retail/
Medical Property



100% Net Leased - 3 Tenants
Subway
AAA Nails
Comfort Dental



Sale Price: \$3,350,000
(\$505/SF)
Cap Rate: 6.00%



Shadow Anchored by
Walmart

EXECUTIVE SUMMARY

THE OFFERING

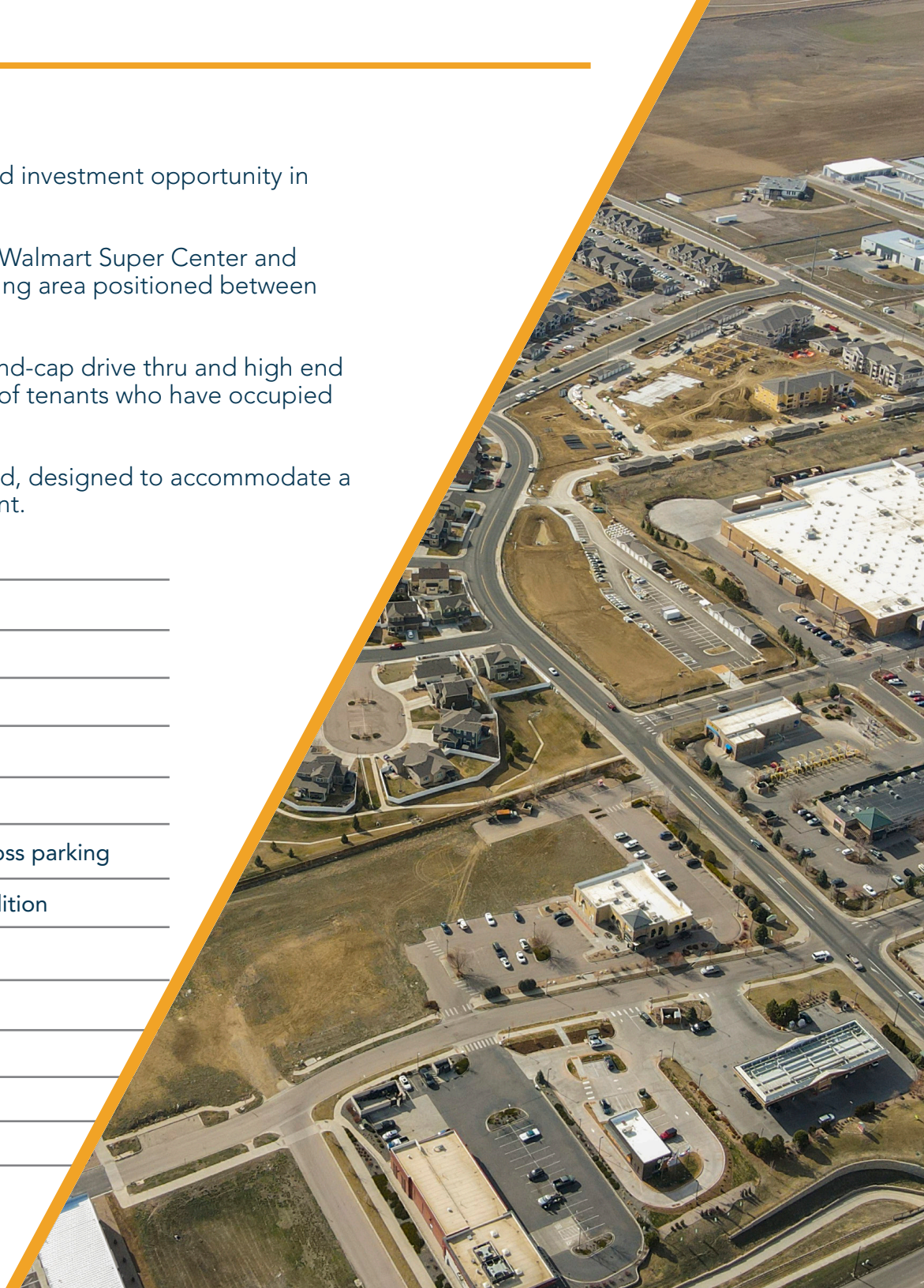
Waypoint Real Estate is pleased to present this 100% net leased investment opportunity in Loveland, Colorado.

The property is incredibly well located, shadow anchored by a Walmart Super Center and located on the Highway 287 corridor serving a rapidly developing area positioned between North Loveland and South Fort Collins.

The retail building includes three units, offers a highly visible end-cap drive thru and high end dental buildout. Additionally, the stable rent roll is comprised of tenants who have occupied the building since it was developed in 2008.

The sale of the property also includes a development ready pad, designed to accommodate a sister retail building, presenting future upside for the investment.

Price:	\$3,350,000
Price/SF:	\$505.27/SF
In Place NOI:	\$200,757 (7/1/23 - 6/30/24)
Address:	280 W 64th St., Loveland, CO 80538
Parcel:	9626416001
Parking Ratio:	8.93 spaces/1,000 SF + association cross parking
Zoning:	PUD (P-95) Peakview Commercial Addition
Site Square Footage:	1.47 acres
Building Square Footage:	6,630 SF
Tenant Count:	3
Year Built:	2008
Traffic Count	57,793 (Highway 287 - 2022)





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