

Sublease Automotive Opportunity

1241 Des Moines Avenue | Loveland, CO 80537

**Sublease Automotive
Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

Brayden Conner

Broker of Record

(720) 780-5827

brayden.conner@matthews.com

Broker Lic. No.: ER.100106933 (CO)

Firm Lic. No.: EC.100099522 (CO)

MATTHEWS™



Property Highlights

Executive Summary

Matthews™ is pleased to present an exclusive sublease opportunity at 1241 Des Moines Ave. in Loveland, Colorado. The ±9,180 SF facility is fully configured for collision or specialty automotive use, featuring five overhead doors, 17' clear height, 400A/480V/3-phase power, and a fully permitted in-place paint booth — a rare combination that eliminates the time and capital typically required to establish automotive operations.

Positioned directly off Highway 34 adjacent to a Walmart Supercenter, the property offers strong visibility and accessibility in one of the Front Range's fastest-growing markets. The site is zoned Industrial (I) and available at \$15.20/SF NNN.

Location Highlights

- **Positioned within the Fort Collins–Loveland MSA**, a high-growth Northern Colorado region that has experienced consistent population and income expansion driven by in-migration and quality-of-life advantages.
- **Immediate access to US Highway 34** (E Eisenhower Blvd), a primary east-west corridor connecting Loveland to I-25, enabling efficient regional connectivity to Denver (≈50 miles south) and Fort Collins (≈15 miles north).
- **Proximity to Interstate 25**, a major north-south logistics and commuter artery supporting strong distribution, employment access, and regional mobility across the Front Range.
- **Located near major employment hubs** including medical, manufacturing, and technology sectors, with key employers such as UCHealth Medical Center of the Rockies, McKee Medical Center, and advanced manufacturing firms throughout Loveland and nearby Fort Collins.



Property Overview

Contact Broker
For More Information

\$11.64/SF NNN

Lease Rate

\$3.88/SF
NNN (EST.)

\$11,886
Monthly



Property Highlights

- **Auto-Service Ready Layout** - The ±9,180 SF building is configured for shop use with 5 overhead doors and 17' clear height.
- **Heavy Power Capacity** - The facility is served by 400A / 480V / 3-phase power, supporting equipment-intensive industrial and automotive operations.
- **Fully Permitted Paint Booth** - The property includes a fully permitted, functional paint booth, a rare in-place improvement for collision, restoration, or specialty automotive users.
- **Industrial Zoning** - The site is zoned I (Industrial), aligning with a range of industrial and auto-related uses.
- **Prime Retail Corridor Visibility** - The property is strategically positioned off Highway 34 — one of Northern Colorado's primary commercial arterials — with direct proximity to a Walmart Supercenter, driving significant daily traffic counts and ensuring strong consumer visibility.

1241 Des Moines Avenue
Loveland, CO 80537

±9,180 SF
GLA

1994
Year Built

47.7400A / 480V
3-Phase Power

±0.55 AC
Lot Size

5
of Overhead Doors

I (Industrial)
Zoning

17' FT
Clear Height





± 50,000 VPD

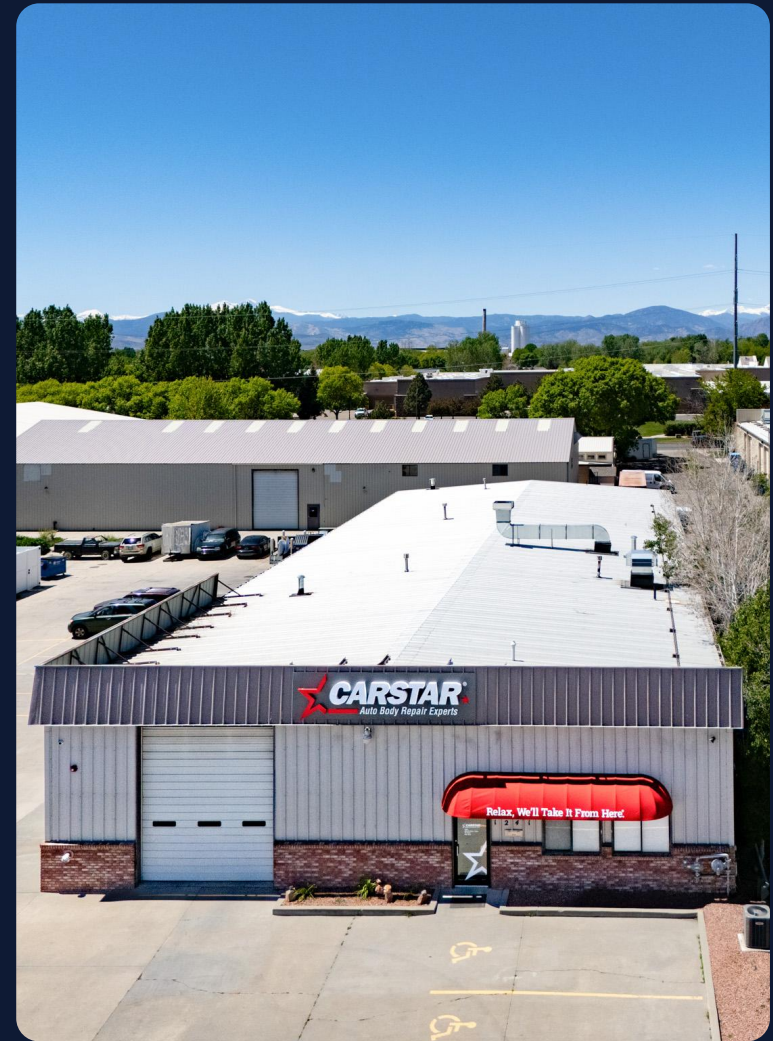


Denver Ave ± 11,000 VPD

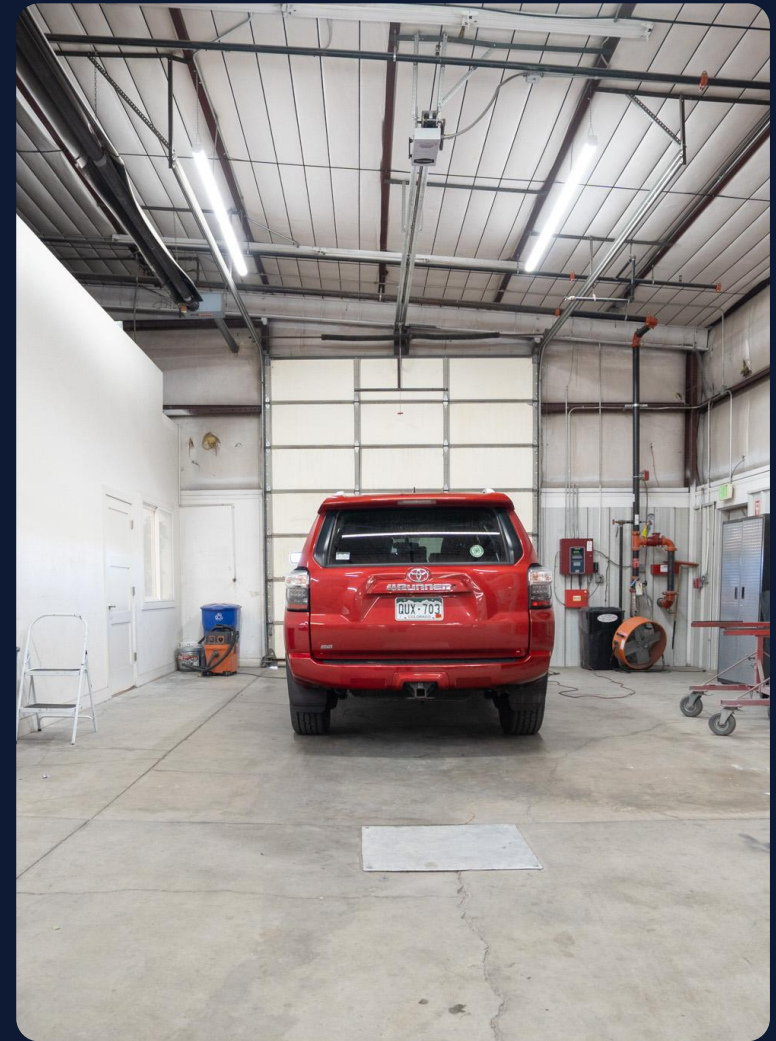
Subject Property



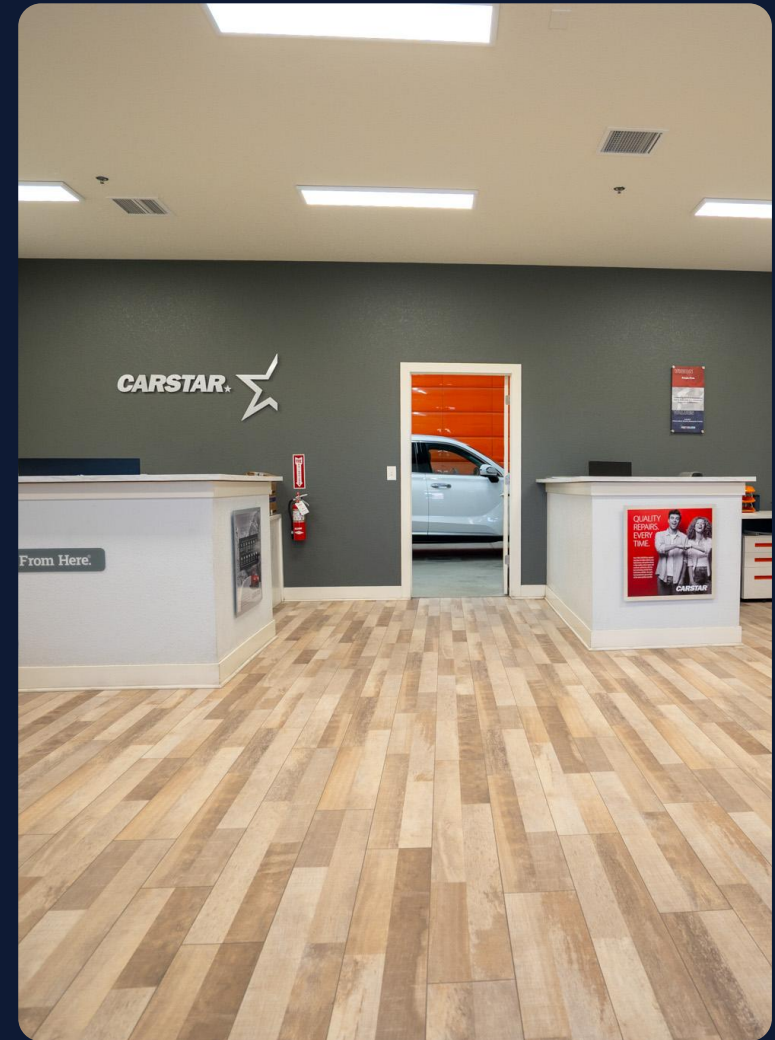
EXTERIOR PHOTOS



WAREHOUSE PHOTOS

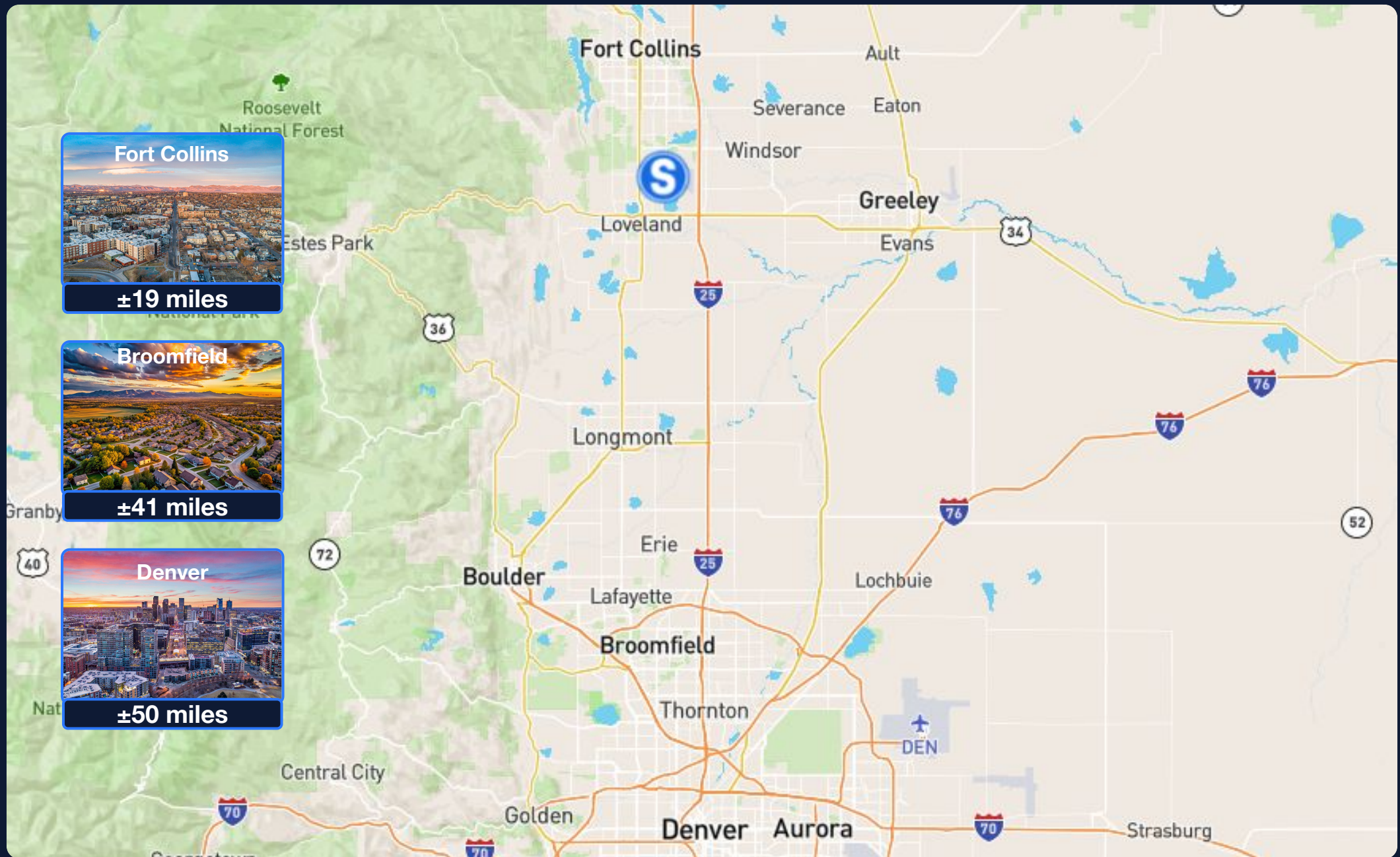


OFFICE PHOTOS



MARKET OVERVIEW

1241 Des Moines Avenue
Loveland, CO 80537



Loveland, CO



77,500

Total Population

40,500

Employed Population

\$127,371

Average HH Income

40.2

Median Age

Local Market Overview

Loveland, Colorado is a growing Northern Front Range community benefiting from steady population expansion, strong household incomes, and proximity to major economic centers. Positioned between Fort Collins and the Denver metropolitan area, Loveland attracts residents seeking a balance between accessibility and quality of life. The city has experienced consistent in-migration driven by its outdoor amenities, expanding employment base, and relatively attainable housing compared to nearby urban cores. Household incomes are supported by a mix of professional services, healthcare, manufacturing, and technology-oriented employment, contributing to a stable consumer base.

The area's appeal is further strengthened by its access to recreation, including Rocky Mountain National Park, and a well-developed local arts and culture scene. Loveland's downtown redevelopment and continued residential growth have enhanced its livability and retail demand. For commercial real estate, the market benefits from both local spending power and regional draw, as consumers from surrounding communities frequent Loveland's retail corridors and lifestyle centers. This combination of economic stability, population growth, and regional connectivity supports long-term real estate fundamentals.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	42,317	96,568	273,169
Current Year Estimate	40,965	93,982	257,211
2020 Census	39,562	91,877	240,894
Growth Current Year-Five-Year	3.30%	2.75%	6.20%
Growth 2020-Current Year	3.55%	2.29%	6.77%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	19,847	43,534	113,882
Current Year Estimate	18,514	40,847	104,549
2020 Census	17,270	38,205	94,660
Growth Current Year-Five-Year	7.20%	6.58%	8.93%
Growth 2020-Current Year	7.20%	6.91%	10.45%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$123,916	\$127,371	\$146,890

MATTHEWS™

EXCLUSIVELY LISTED BY

Brayden Conner

Broker of Record

(720) 780-5827

brayden.conner@matthews.com

Broker Lic. No.: ER.100106933 (CO)

Firm Lic. No.: EC.100099522 (CO)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1241 Des Moines Avenue, Loveland, CO, 80537 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.