

FOR SALE

2026 BLUE MESA CT., UNIT D | Loveland, CO 80538



TRIPLE NET LEASE INVESTMENT MEDICAL / OFFICE CONDO



PROPERTY TYPE: **MEDICAL / OFFICE**

AVAILABLE: **1,366 SF**

SALE PRICE: **\$338,000 (\$247/SF)**

YEAR 1 CAP: **7.17% \$24,216**

YEAR 3 CAP: **7.60% \$25,691**

FEATURES:

- New 5-year renewal triple net lease thru March 2031
- Market rate rent with 3% escalators YOY
- Excellent location near Banner McKee Medical Center
- Long-term Tenant since 2021 – Bridge Health Clinic
- ADA accessibility
- Quality office park with medical and professional users
- Efficient floorplan

FLOOR PLAN

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bridgehealthclinic.com

TENANT PROFILE:

Bridge Health Clinic has operated out of Unit D at the Blue Mesa Professional Building since 2021, running a direct-pay functional medicine and primary care practice. The clinic blends conventional and integrative approaches to build individualized treatment plans, aiming to identify the root cause of a patient's health concerns rather than simply managing symptoms.

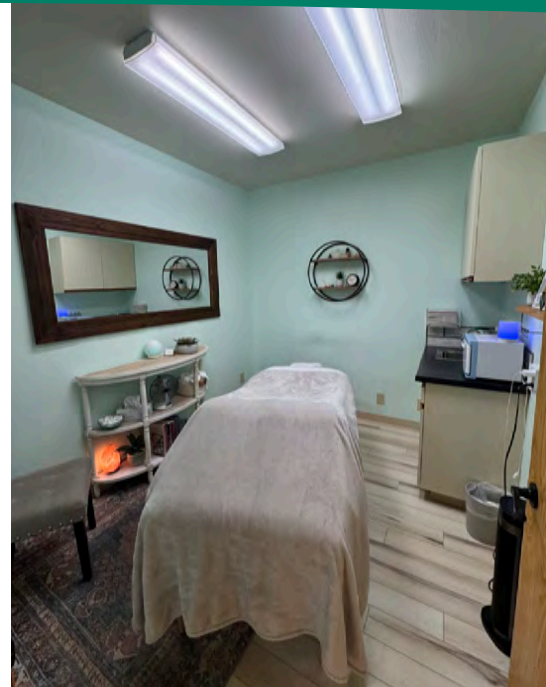
The practice emphasizes longer, relationship-based appointments and offers both individual visits and ongoing membership plans for individuals, couples, and families, supporting steady, recurring patient traffic at the property.

SERVICES OFFERED:

- Primary Care & Functional Medicine • Women's Health
- Men's Health • Bio-Identical Hormone Therapy
- Functional Nutrition Counseling • Medical Weight Loss
- Regenerative Medicine • Adaptogen / Botanical Programs

FEATURED PROPERTY

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VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

ERIK BROMAN Broker/Partner
970.420.1445
broman@realtec.com

SITE LOCATION

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14.7

MILES
TO FORT COLLINS

19.3

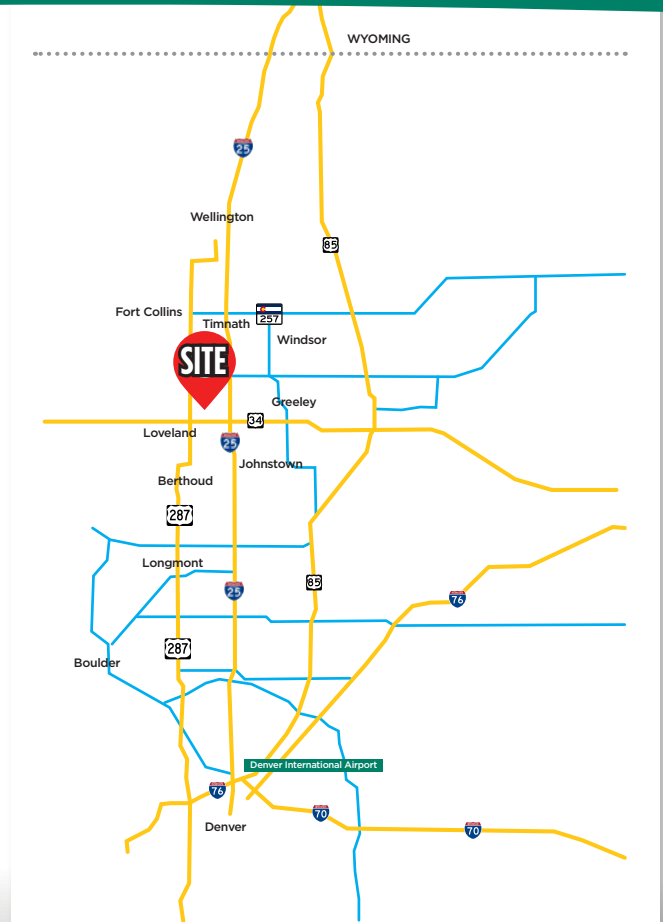
MILES TO GREELEY

57.3

MILES
TO CHEYENNE

53.1

**MILES
TO DENVER
INTERNATIONAL
AIRPORT**



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ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expend and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

ACCOLADES

2020 Governor’s Award for Downtown Excellence
 Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015
 Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016
 Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016
 Best Places to Live in the West (Loveland) - Sunset Magazine, 2014
 Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets” - Realtor.com, 2017

DEMOGRAPHICS

	1 Mile	3 Miles
Population	9,687	61,997
# Households	4,497	25,279
Average Age	39.60	39.50
Median Household Income	\$56,987	\$69,991
Daytime Employees	6,420	24,631
Population Growth 2021-2026	6.53%	6.16%
Household Growth 2021-2026	6.67%	6.24%

Source: CoStar

VISITOR GUIDE LINK

visitloveland.com/visitors-guide

Fort Collins

301 Remington Street
 Fort Collins, CO 80524
 970.229.9900

Loveland

200 E. 7th Street, Suite 418
 Loveland, CO 80537
 970.593.9900

Greeley

1711 61st Avenue, Suite 104
 Greeley, CO 80634
 970.346.9900

