

1461-1477 E. Eisenhower Blvd.

Loveland, Colorado



Highlights

- Attractive retail space located in East Central Loveland - along Highway 34.
- Unit 1461 is a great junior anchor space, or can be split to accommodate smaller retail tenants.
- Great co-tenancy including Office Max, Dominos, Shear NV Salon, and Santiago's Mexican Restaurant
- Great signage & visibility on Highway 34
- Traffic Count: 44,100 VPD (Eisenhower Blvd.) (City of Loveland 2008)

Area Businesses

- | | |
|-----------------------------------|--|
| Big Box/
Grocery | Office Max, Super Wal-Mart, Sam's Club, Lowes, Home Depot, JAX, Gold's Gym |
| Fast Food/
Restaurants | Dominos, Breakfast Club, Arby's, 3 Margaritas, McGraff's, Santiago's Mexican Restaurant, Teriyaki Planet |
| Other | 7-11, Home State Bank, Liquor Max |

Property Information

- | | |
|-----------------------|---|
| Lease Rate | Unit 1461:
\$6.00/s.f. + \$6.50/s.f NNN.
(\$2,093.75 - 6,458.33/month) |
| | Unit 1469:
\$8.75/s.f. + \$6.50/s.f NNN.
(\$1,483.60/month) |
| Available Area | Unit 1461: 2,010 - 6,200 SF |
| | Unit 1469: 1,207 SF |
| Proposed Use | Large junior anchor retail, small retail shop, insurance agency, professional office, or many other uses. |



INNOVATIVE REAL ESTATE
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Demographics

(Source: STDB Online 2010, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2010 Est. Pop	10,319	46,033	75,261
Avg. HH Inc	\$60,074	\$64,576	\$63,477
Households	4,322	18,656	29,525
Businesses	549	2,728	3,601
Employees	5,940	21,897	37,602



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