

#### FOR SUBLEASE

## 34 Marketplace

1427 & 1431 North Denver Avenue Loveland, Colorado 80538



### **NEIGHBORHOOD RETAIL CENTER ALONG HIGHWAY 34**

Two Contiguous Retail Suites With Excellent Visibility Fronting Highway 34

34 Marketplace is a neighborhood retail center located in Loveland. This center offers excellent visibility along Highway 34 and features a diverse tenant mix. This location is directly across from Super Walmart, only minutes away from the Promenade Shops at Centerra, and is less than 2 miles from Interstate 25. Tremendous traffic on Loveland's main east/west arterial. *Please see reverse for aerial and site plan.* 

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2019 Population	8,447	41,127	86,309
Daytime Population	6,728	28,997	46,522
2019 Households (HH)	3,346	16,952	34,485
2019 Avg. HH Income	\$85,531	\$77,319	\$85,629
Source: CoStar, 2019			

#### TRAFFIC COUNTS

Highway 34 & Denver Avenue 65,117 VPD Source: CDOT, 2019

### **AVAILABILITIES**

Address	Size	Lease Rate	NNN Expenses
1427 N. Denver Ave.	1,780 SF	\$20-22/SF NNN	\$10.86/SF
1431 N. Denver Ave.	1,400 SF	\$20-22/SF NNN	\$10.86/SF

Suites may be leased individually or together.

#### **PROPERTY FEATURES**

Land Size 3.81 Acres (165,964 SF)

Building Size 34,338 SF

Tenant Mix Subway, Smashburger, Earle's, Batteries Plus, UPS Store, Dazbog Coffee, SuperCuts, Big City Burrito, Salon Centric, H&R Block and Verizon

Highlights • Signalized corner • Close proximity to Centerra, Medical Center of the Rockies. McKee Medical Center and more

• Site is accessed from Denver Avenue or Eisenhower (Highway 34)

Signage Monument and building

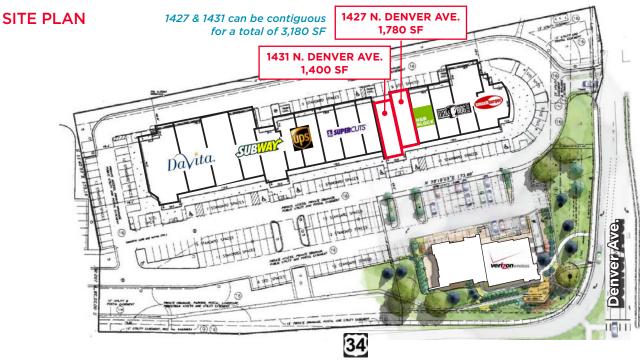


FOR SUBLEASE

# 34 Marketplace

1427 & 1431 North Denver Avenue Loveland, Colorado 80538







For more information, please contact:

JASON ELLS, CCIM Senior Director +1 970 267 7722

jason.ells@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

© 2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.