



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.*

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

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
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Source: CDOT, 2019



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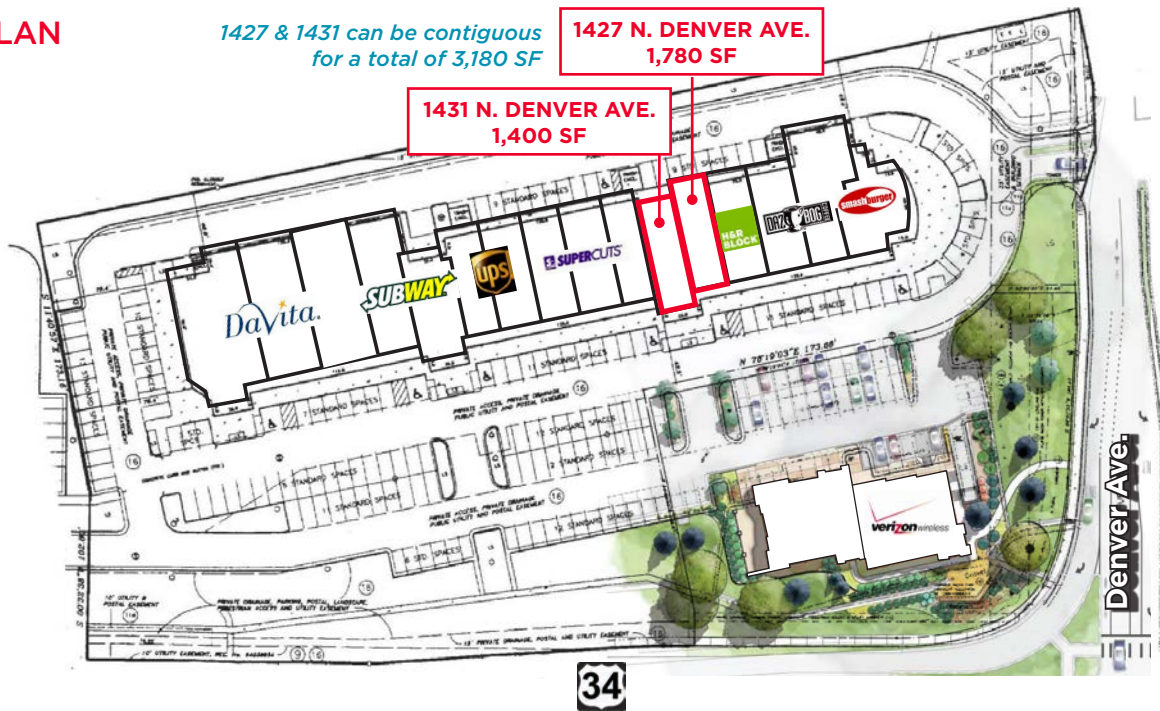


SITE PLAN

1427 & 1431 can be contiguous
for a total of 3,180 SF

1427 N. DENVER AVE.
1,780 SF

1431 N. DENVER AVE.
1,400 SF



For more information, please contact:

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