

HIGHWAY 287 RETAIL

103-115 EAST 71ST STREET | LOVELAND, COLORADO 80538



PRIME RETAIL AREA | HIGHWAY 287 FRONTAGE

Lease Rate: \$18.00 - \$24.00/SF NNN

Estimated NNN: \$15.00/SF

TURN-KEY OPTIONS AVAILABLE

AVAILABILITY

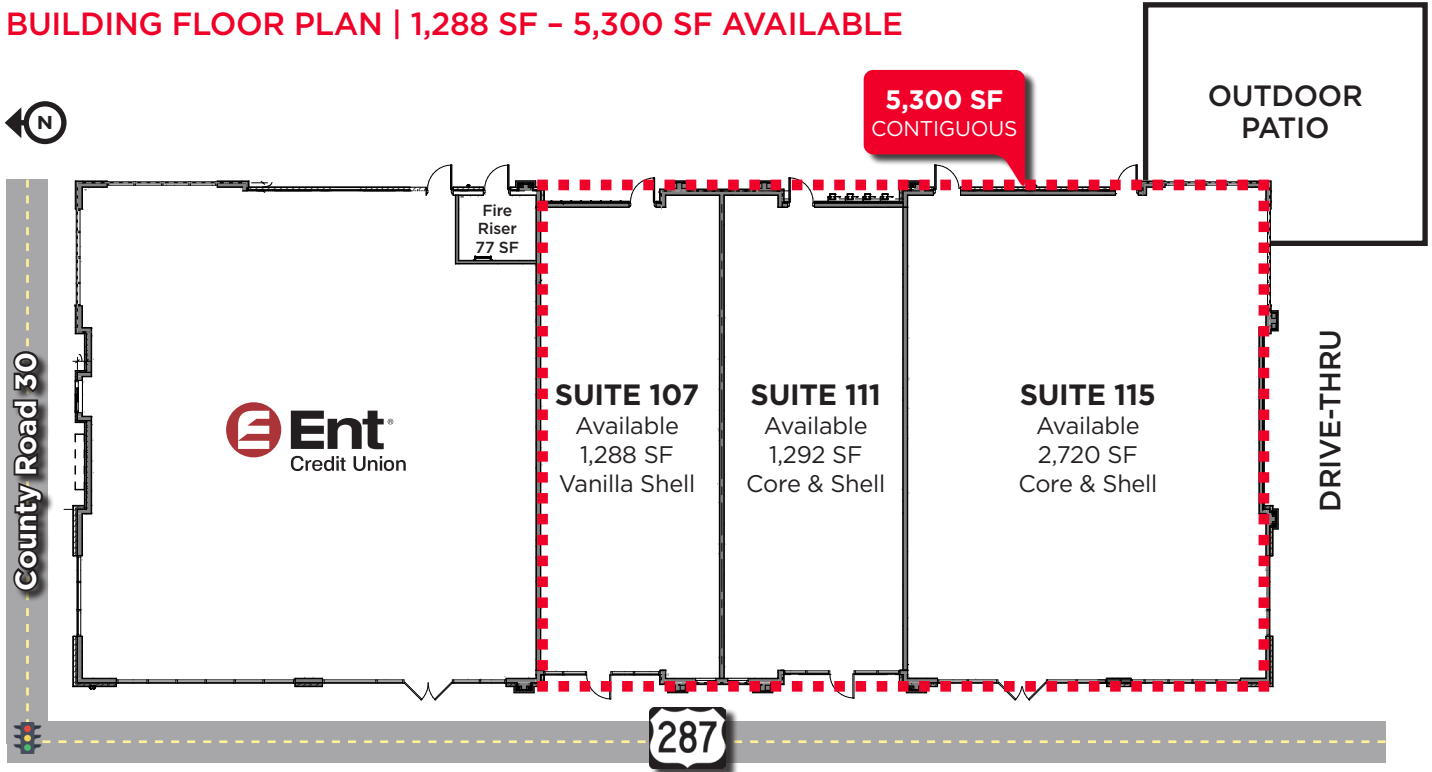
Suite 107	1,288 SF	Vanilla Shell
Suite 111	1,292 SF	Core & Shell
Suite 115	2,720 SF	Core & Shell
Suite 107, 111 & 115	5,300 SF	Contiguous

This new retail building allows for a variety of commercial uses, including retail, office, restaurants and personal service shops. It is well located in the path of growth in the north Loveland area. The property is situated on a signalized intersection and is in close proximity to Walmart, Freddy's Steak Burger and Frozen Custard, Serious Texas Bar-B-Q and several other well-performing retailers. Build-to-suit options available.

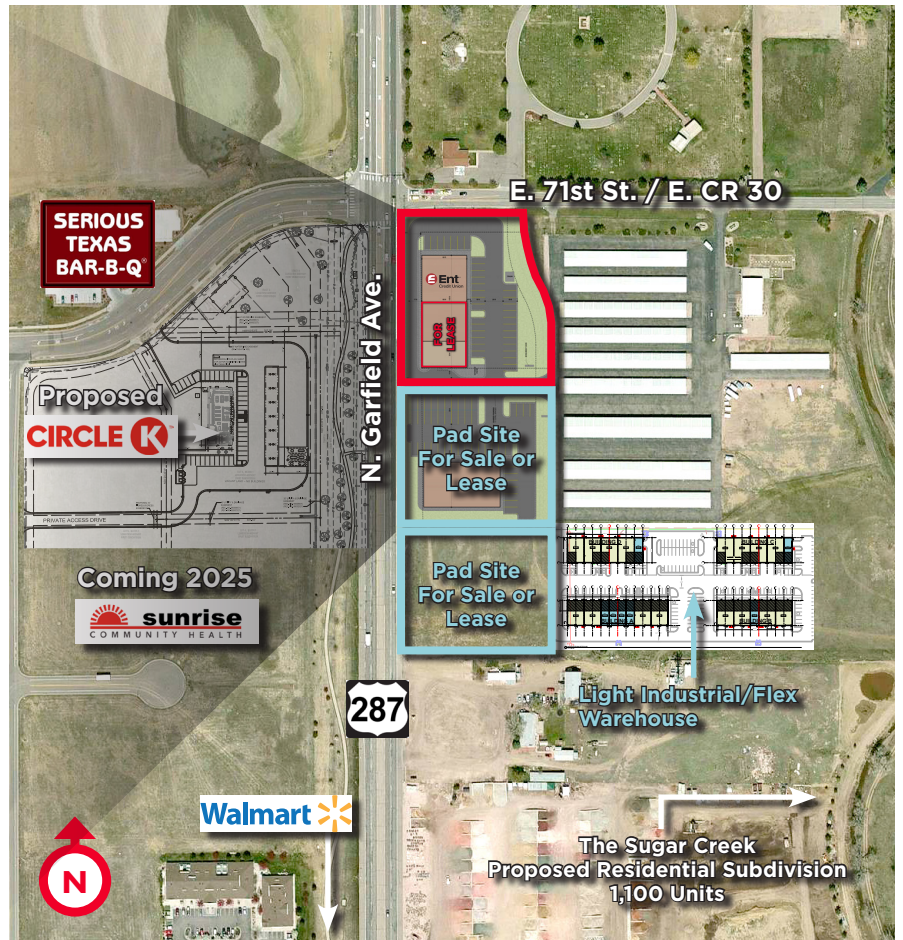
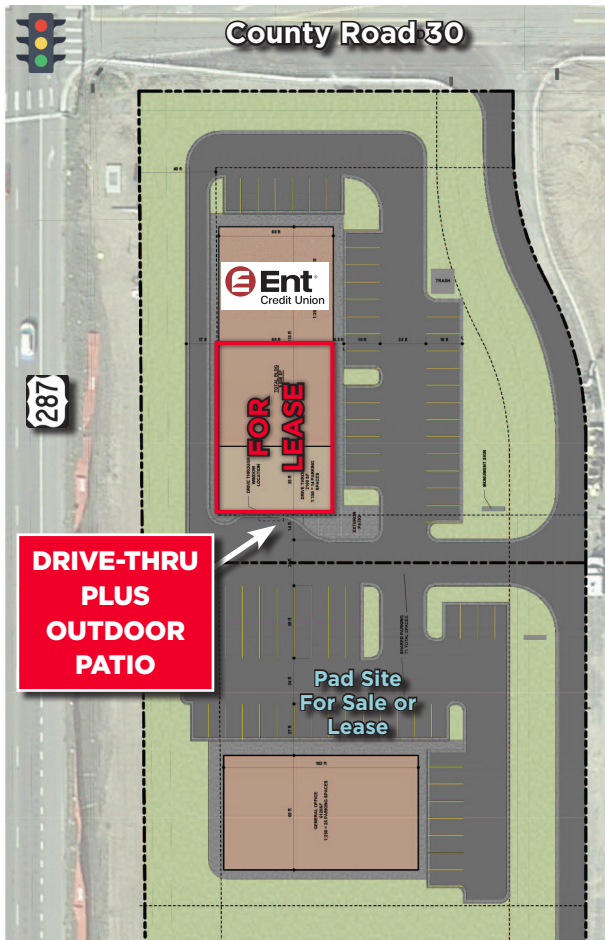
PROPERTY HIGHLIGHTS

- End cap drive-thru available for coffee/juice shop
- Variety of commercial uses available
- Build-to-suit options available
- Close proximity to many well-performing retailers
- Located within rapid growth north Loveland area

BUILDING FLOOR PLAN | 1,288 SF - 5,300 SF AVAILABLE



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- First National Bank
- CHASE
- Seely's
- DRZ
- BOC
- REPORTER-HERALD
- Home State BANK
- Aims Community College
- SAFeway
- LOVELAND
- RIALTO

Demographics	CoStar, 2025		
	2 Mile	5 Mile	10 Mile
2025 Population	17,206	112,216	341,364
2030 Population Projection	18,378	116,961	365,275
Avg Household Income	\$117,909	\$120,514	\$114,183

- Culver's
- STARBUCKS COFFEE
- COMFORT SUITES
- 7-ELEVEN
- SHELL
- verizon wireless
- Bank of Colorado
- SCHEELS
- TREK
- ETHAN ALLEN CUSTOM CHAIRS
- BONEFISH GRILL
- KAISER PERMANENTE

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