



## 4,293 SF ENDCAP RETAIL CONDO FOR SALE OR LEASE

Sale Price: \$975,000 (\$227/SF)

Lease Rate: \$16.00/SF NNN | NNN: \$8.80/SF (Est)

Located on the North side of Loveland, this property is perfect for a business that wants to be in the middle of the action. With close proximity to Fort Collins, it naturally draws customers/clients from nearby population hubs. This property was being built out for an escape room concept. There is still work to be done, but it could be re-imagined and finished with a new operator. Some uses that could work for this property with a public transportation hub directly west of the building. Escape rooms, social services, financial services, legal, spa/wellness are a few that could be a great fit. There is monument signage, building signage and plenty of parking.

### PROPERTY FEATURES

<b>Available Size</b>	4,293 SF
<b># of Units Available</b>	3
<b>Year Built</b>	2005
<b>Signage</b>	Building & Monument
<b>Parking</b>	29 Spaces (2.78 : 1,000 SF)
<b>Zoning</b>	B - Developing Business



### INDIVIDUAL CONDOS AVAILABLE

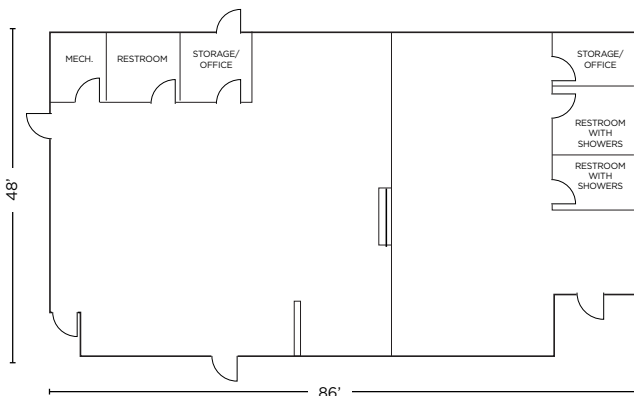
Unit	Size	\$/SF	Sale Price
320	1,227 SF	\$240	\$294,480
324	1,258 SF	\$240	\$301,920
328	1,808 SF	\$240	\$433,920

# 320-324-328 W. 37TH ST.

LOVELAND, COLORADO 80538



For reference only - not current layout



Demographics	CoStar, 2024		
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	11,125	55,544	96,141
2024 Households	4,557	23,566	39,917
Avg. Household Income	\$83,101	\$91,108	\$99,567
Daytime Population	4,897	23,962	46,179

For more information, please contact:

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