



AVAILABLE FOR LEASE

PALMER GARDENS SHOPPING CENTER

138 East 29th Street | Loveland, Colorado 80538



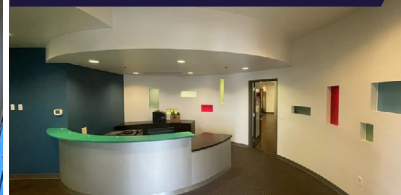
Suite 138



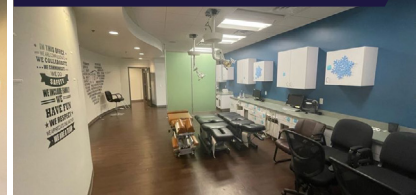
Suite 134



Suite 126



Suite 126



667 SF - 5,754 SF RETAIL / OFFICE SPACE 2,701 SF TURN-KEY DENTIST SPACE AVAILABLE IN LOVELAND

Palmer Gardens Shopping Center is located at the intersection of 29th Street and Buchanan Avenue, which has the second highest intersection traffic counts in Loveland. Great co-tenancy including Wing Shack, Einstein Bros. Bagels, Dickey's BBQ, Dunkin' Donuts, Colorado DMV, T-Mobile and Doug's Diner, The property has great retail exposure and easy access from Highway 287.

Please see reverse side for floor plans, site plan and aerial.

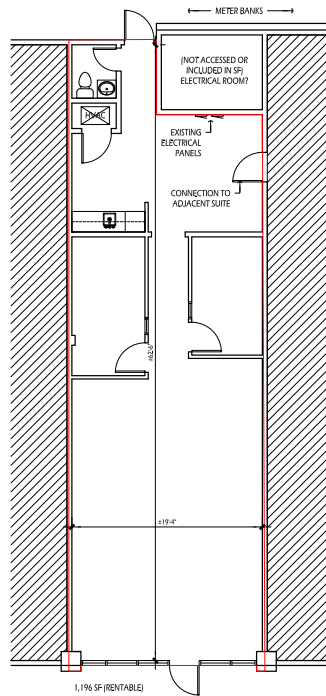
OFFICE AVAILABILITY

SUITE	SF	LEASE RATE	NNN	USE
138	1,196 SF	\$17.00-\$18.00/SF NNN	\$9.00/SF	Office/Retail
134	1,857 SF	\$17.00-\$18.00/SF NNN	\$9.00/SF	Office/Retail
126	2,701 SF	\$23.00-\$24.00/SF NNN	\$9.00/SF	Turn-key Dental Office
275	667 SF	\$18.00/SF Gross	N/A	Office

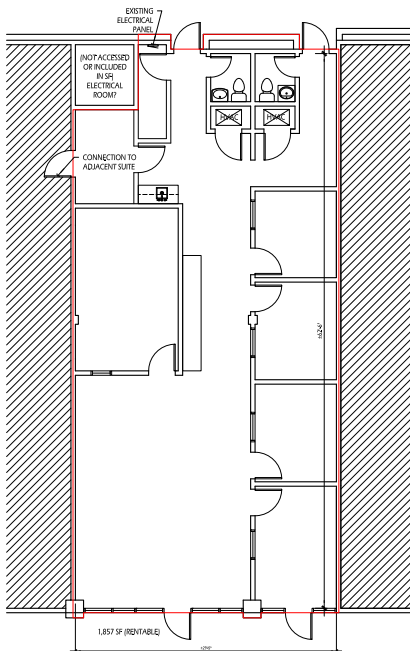
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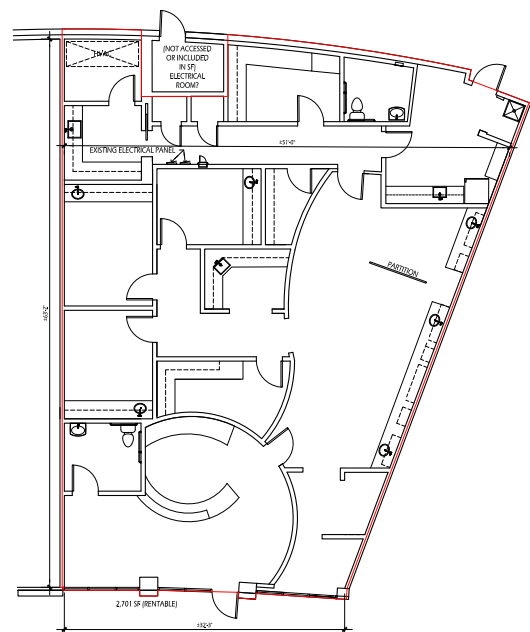
SUITE 138



SUITE 134



SUITE 126



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DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	38,467	94,342	275,235
2029 Pop. Projection	40,221	99,460	296,178
2024 Households (HH)	16,668	39,314	110,553
Avg. HH Income	\$86,125	\$98,749	\$115,023



For more information, please contact:

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