



FOR LEASE

## 34 Marketplace

1425 North Denver Avenue, Loveland, Colorado 80538

EXCELLENT VISIBILITY FRONTING HIGHWAY 34



**1,780 RSF OFFICE/RETAIL SPACE FOR LEASE**  
**LEASE RATE: \$25.00/SF NNN | NNN: \$12.30/SF**



34 Marketplace is an established, high-traffic neighborhood center offering a variety of retail, service, food and beverage options along Highway 34. This center is in close proximity to a growing population and employment base, making it an ideal location for retailers and service providers. Unit 1425 was previously occupied as a retail/office space by H&R Block. Building and monument signage is available. **Available May 1, 2025.**



**Land Size:**  
3.81 Acres



**Building Size:**  
34,338 SF



**Signage:**  
Monument and Building

**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)



**SUITE    TENANT**
**1405**    Verizon

**1411**    Aspen Dental

**1419**    Smashburger

**1421**    Earle's Flowers

**1423**    Earle's Loveland Coffee Shop

**1425**    **1,780 RSF AVAILABLE**
**1427**    Mt Asian One

**1431**    Mt Asian One

**1433**    Fat Shack

**SUITE    TENANT**
**1435**    SuperCuts

**1437**    UPS Store

**1439**    Batteries Plus

**1441**    Big City Burrito

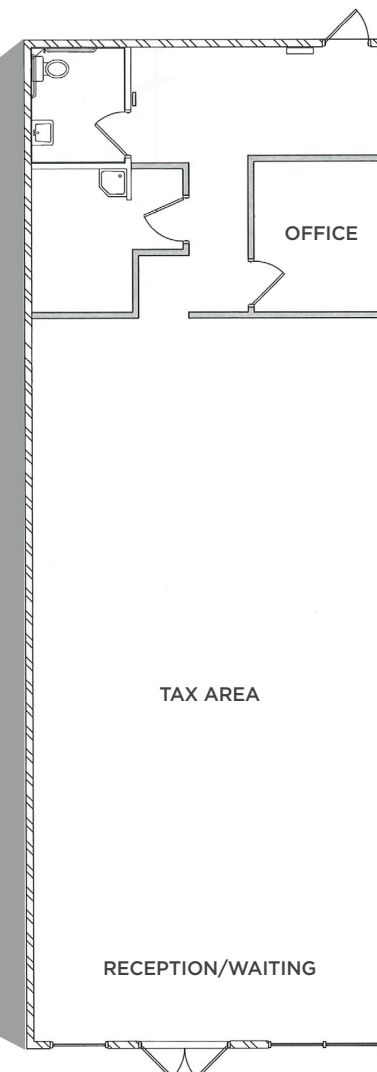
**1445**    Subway

**1447**    CosmoProf

**1449**    Bricks & Minifigs

**1451**    Salon Centric

**1455**    Davita

**1425 N DENVER | 1,780 RSF**






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For more information, please contact:

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