

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



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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)

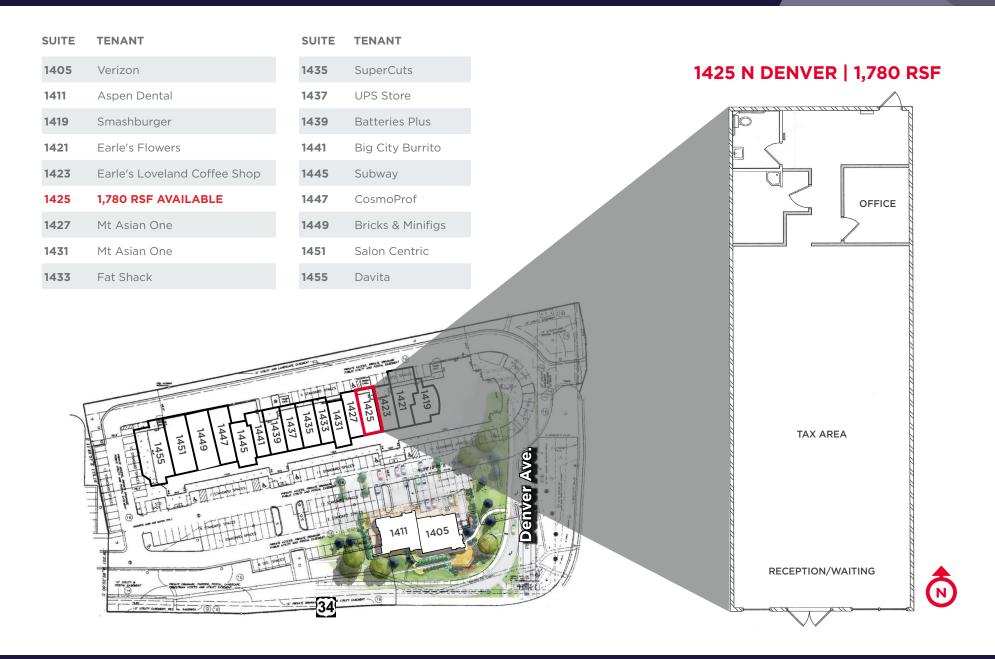




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For more information, please contact:

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