

CONDO FOR SALE

**4045 ST. CLOUD DRIVE  
SUITE 200  
LOVELAND, CO 80538**



## **CLASS A OFFICE CONDO OFF CROSSROADS BOULEVARD**

**SALE PRICE: \$1,200,000**

4045 St Cloud Drive, Suite 200 is a well-maintained 3,024 SF office condo for sale off Crossroads Boulevard and I-25 in Loveland. Situated in the heart of Northern Colorado's growth corridor, this prime spot offers easy access to major cities in the region. The building is conveniently close to numerous eateries and business services, all within walking distance. Please contact the listing brokers for more information.

### **Property Details**

Suite Size: 3,024 SF

Year Built: 2006

### **Property Highlights**

- Well-maintained office condo
- Building and monument signage available
- Located within Crossroad Plaza with easy access to I-25



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### Floor Plan

Suite 200 | 3,024 SF

VIEW DETAILED FLOOR PLAN



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# LOVELAND

## ABOUT LOVELAND

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center. The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra.

Loveland has embraced urban living and has two successful multi-family assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.

## DEMOGRAPHIC HIGHLIGHTS



Total Population (2024)

# 78,526



Total Households

# 33,888



Per Capita Income

# \$46,516



Median Age

# 42.4



Total Employees

# 43,479



Total Square Miles

# 35.56



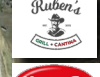


To Fort Collins

N. Fairgrounds Ave.

Coyote Gulch Park

Highland Meadows Subdivision



23,981 VPD

E. Crossroads Blvd.



SUBJECT PROPERTY



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2024 Population	24,481	71,144	290,905
2029 Pop. Projection	27,448	78,546	317,964
2024 Households	9,740	27,889	114,292
Avg. Household Income	\$147,300	\$125,959	\$116,738
Source: CoStar, 2024			



85,224 VPD

To Denver



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