



1,258 SF RETAIL/OFFICE CONDO FOR SALE

Sale Price: \$314,500 (\$250/SF)

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. 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.

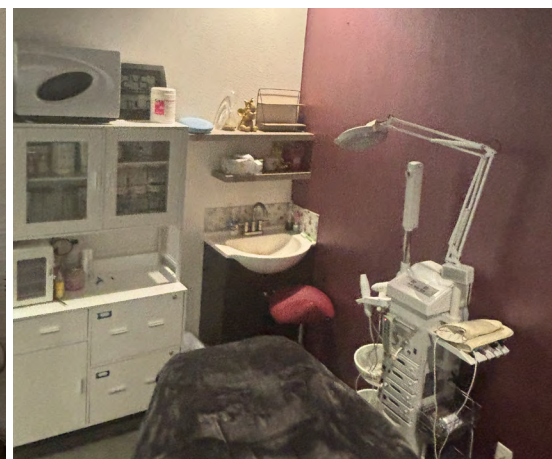
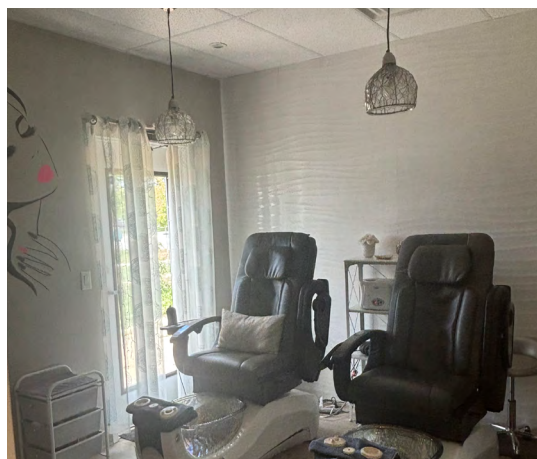
PROPERTY FEATURES

Year Built 2005

Signage Building & Monument

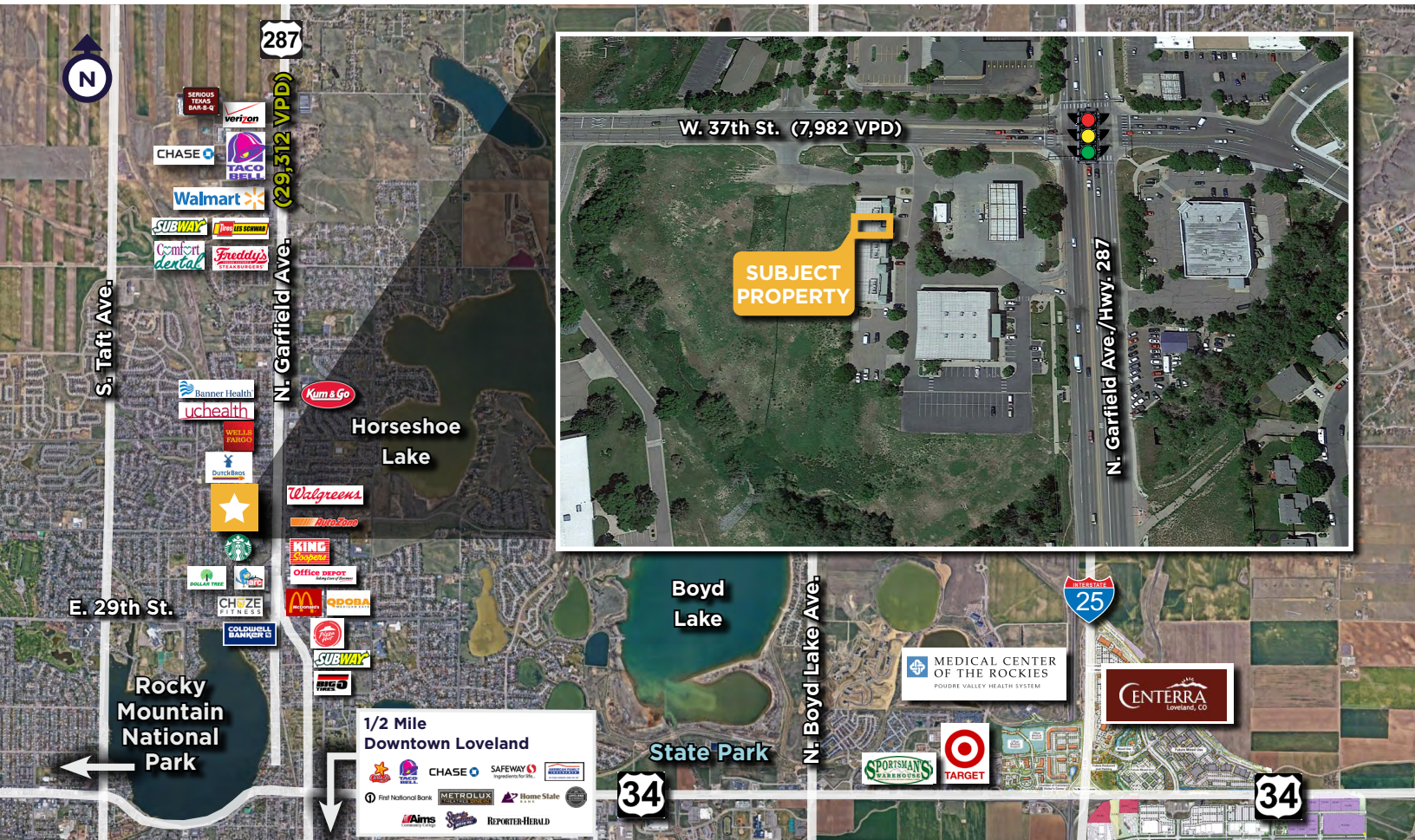
Parking 29 Spaces (2.78 : 1,000 SF)

Zoning B - Developing Business



340 WEST 37TH ST.

LOVELAND, COLORADO 80538



Demographics	CoStar, 2025		
	1 Mile	3 Miles	5 Miles
2024 Population	11,125	55,544	96,141
2024 Households (HH)	4,557	23,566	39,917
Average HH Income	\$83,101	\$91,108	\$99,567
Daytime Population	4,897	23,962	46,179

For more information, please contact:

CHASE CHRISTENSEN
Senior Associate

+1 970 217 6382
chase.christensen@cushwake.com

JARED GOODMAN, CCIM, SIOR
Managing Director

+1 970 690 4227
jared.goodman@cushwake.com

ANNE SPRY
Senior Associate

+1 970 690 0167
anne.spry@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com