AVAILABLE FOR SALE



340 WEST 37TH ST. LOVELAND, COLORADO 80538



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 |



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| 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:

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