



FOR LEASE

34 Marketplace

1425 & 1435 North Denver Avenue, Loveland, Colorado 80538

EXCELLENT VISIBILITY FRONTING HIGHWAY 34



1,406 - 1,780 RSF OFFICE/RETAIL SPACE FOR LEASE
LEASE RATE: \$25.00 - \$27.00/SF NNN | NNN: \$13.20/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.



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 **1,406 RSF
AVAILABLE 12/1/25**
1437 UPS Store

1439 Batteries Plus

1441 Big City Burrito

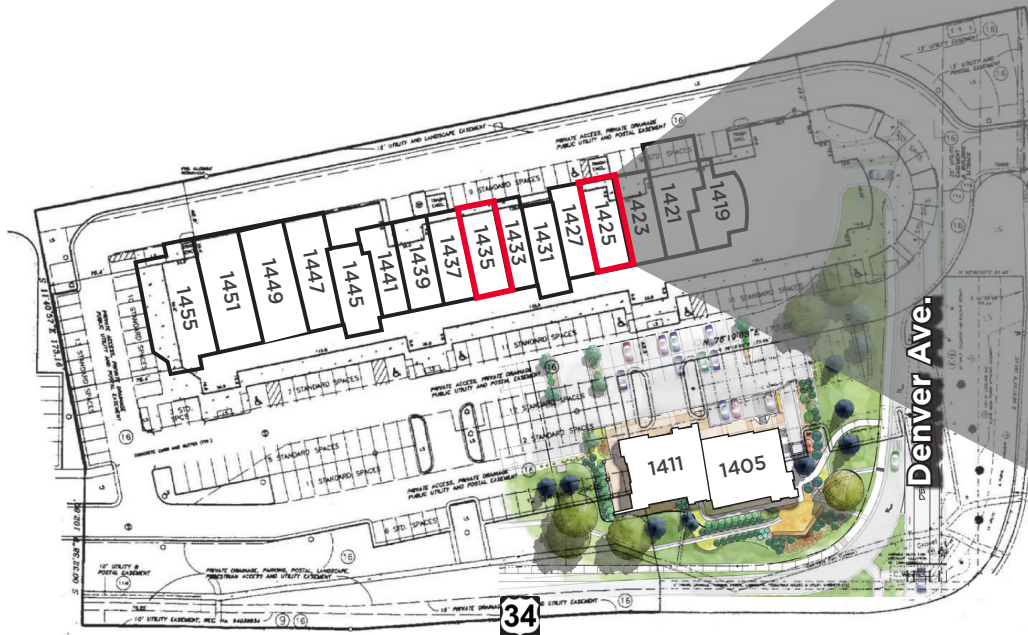
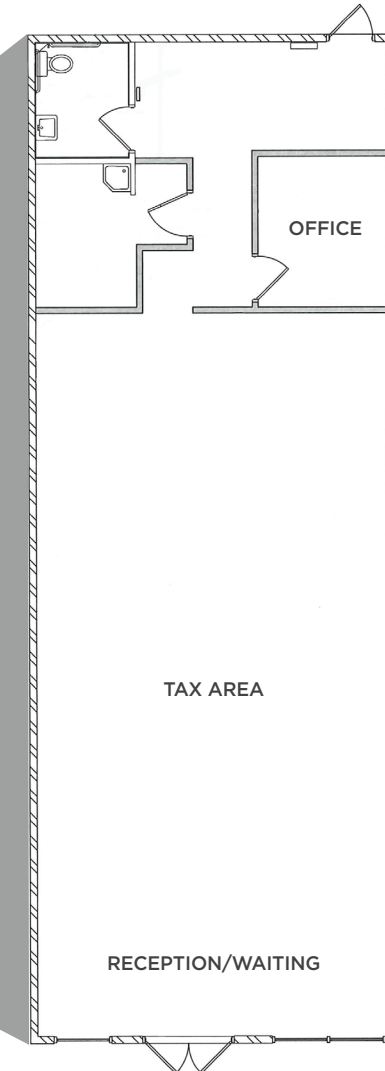
1445 Subway

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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