



FOR LEASE

34 Marketplace

1405 - 1455 North Denver Avenue, Loveland, Colorado 80538

EXCELLENT VISIBILITY FRONTING HIGHWAY 34



**ESTABLISHED HIGH-TRAFFIC CENTER
TURN-KEY SPACES AVAILABLE**

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. Building and monument signage is available.

- **SUITE 1419** | Turn-Key Restaurant with Patio
- **SUITE 1435** | Turn-Key Salon


Lease Rate:

Contact Broker For Pricing

NNN:

\$13.20/SF


Land Size:

3.81 Acres


Building Size:

34,338 SF


Signage:

Monument and Building


Highlights:

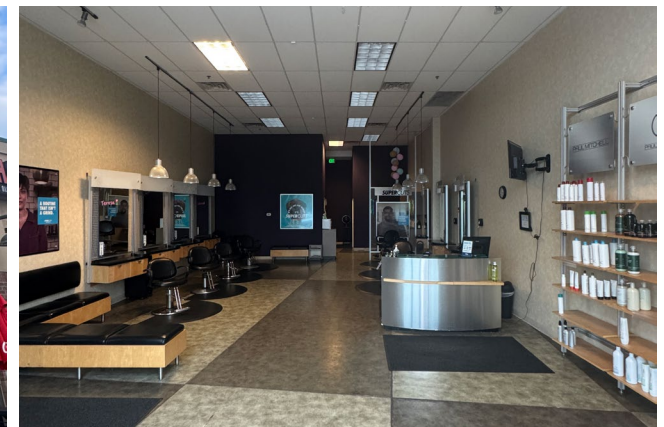
- Signalized corner
- Close proximity to Centerra, Medical Center of the Rockies, McKee Medical Center and more
- Site is accessed from Denver Avenue or Eisenhower (Highway 34)



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SUITE TENANT

1405	Verizon
1411	Aspen Dental
1419	2,232 RSF AVAILABLE
1421	Earle's Flowers
1423	Earle's Loveland Coffee Shop
1425	Alloy Fitness
1427	Mt Asian One
1431	Mt Asian One
1433	Fat Shack
1435	1,406 RSF AVAILABLE
1437	UPS Store
1439	Batteries Plus
1441	Big City Burrito
1445	Subway
1447	CosmoProf
1449	Bricks & Minifigs
1451	Salon Centric
1455	Davita



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SUITE 1419
TURN-KEY RESTAURANT

Size: 2,232 RSF

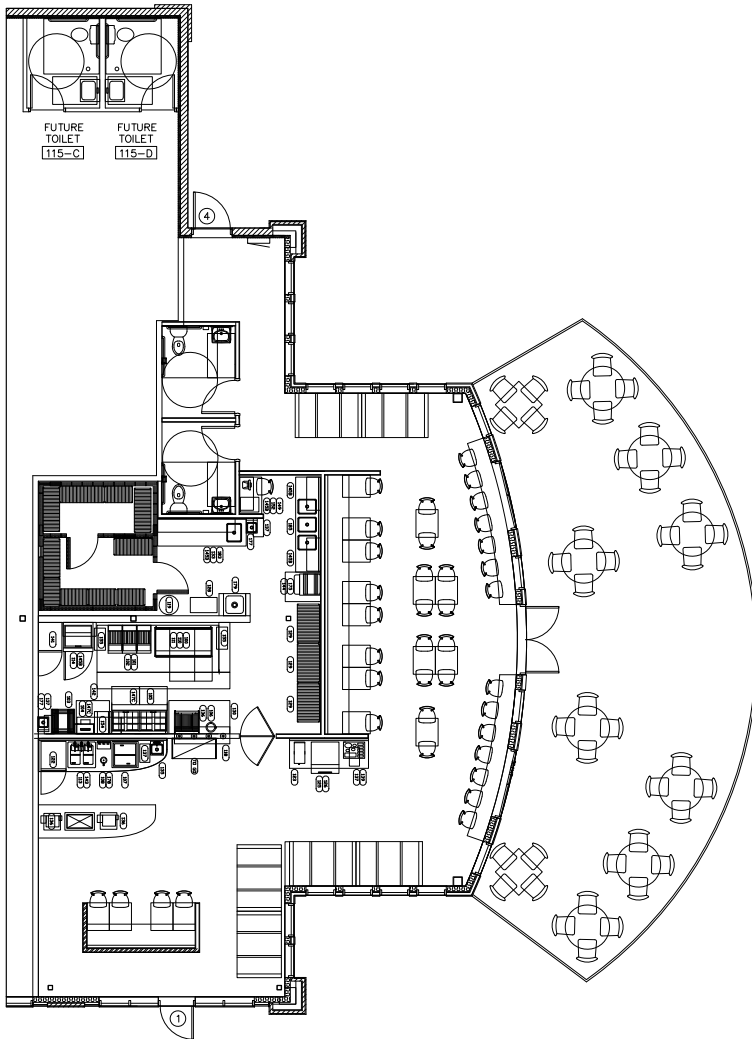
Grease Trap: In Place

Hood: In Place

Center Location: Endcap with Patio

Seating: 74 (Inside)
50 (Patio)

FF&E: Negotiable



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SUITE 1435

TURN-KEY SALON/RETAIL

Size: 1,406 RSF

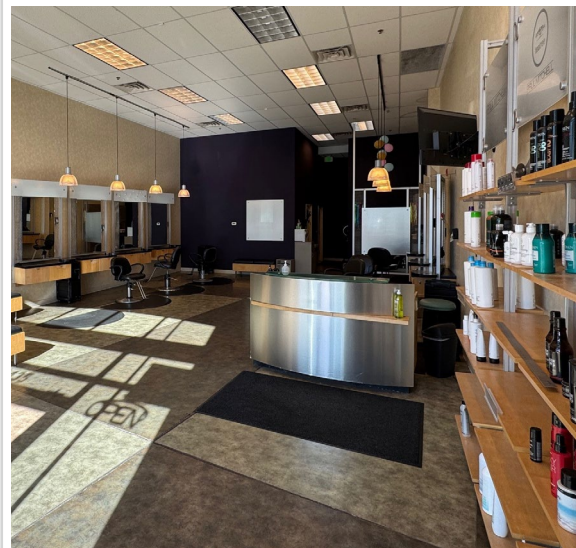
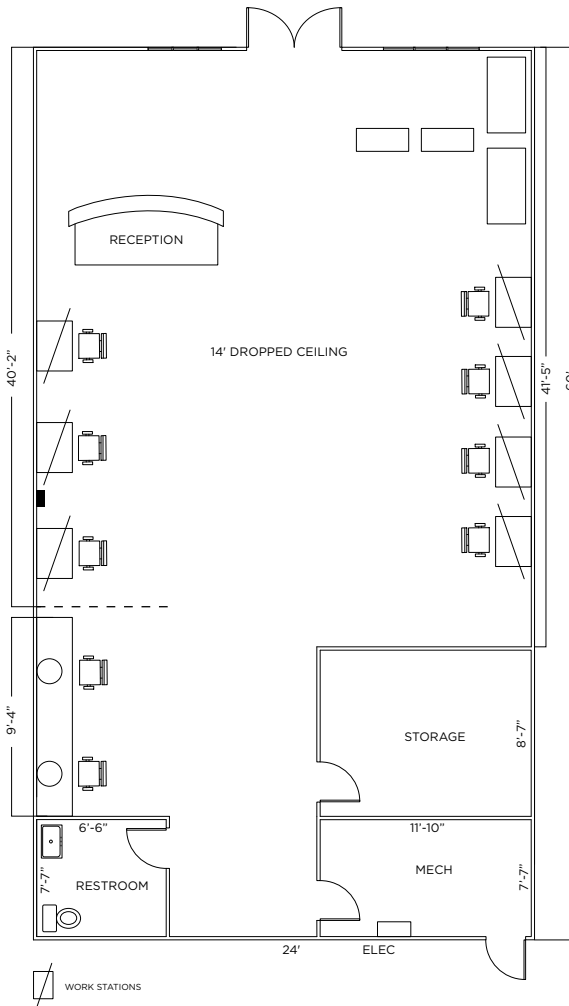
Features: Seven (7) cutting stations

2 wash/rinse bowls

Modern finishes

Center

Location: Inline





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For more information, please contact:

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