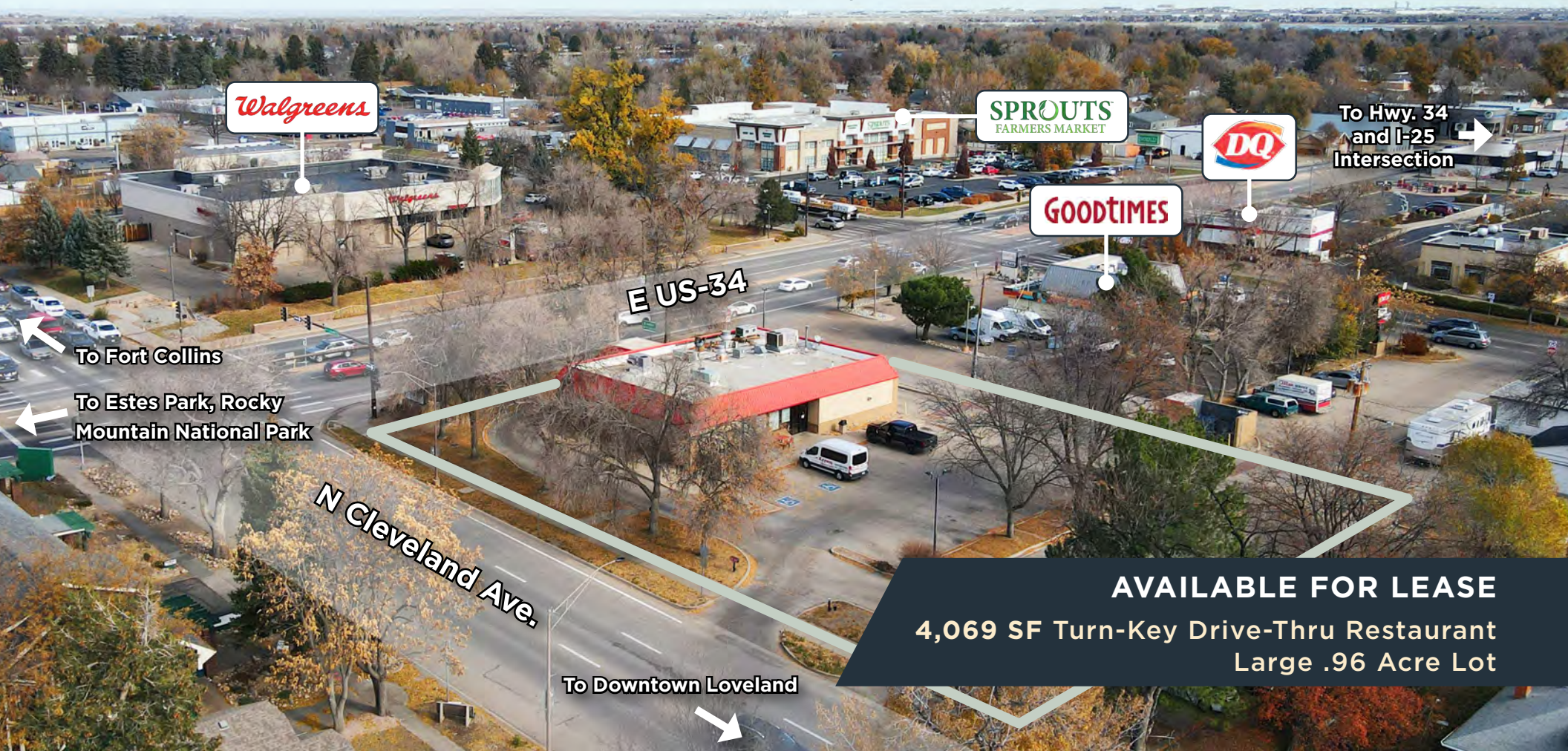


1340 N. CLEVELAND AVE.

LOVELAND, CO



PROPERTY SUMMARY

1340 N. Cleveland Avenue presents an exceptional retail opportunity in the heart of Loveland's most active commercial corridor. The 4,069 SF free-standing restaurant building includes existing drive-thru infrastructure, large parking capacity, and strong ingress/egress-ideal for quick-service, fast-casual, or single-tenant retail users. Surrounded by top national brands and steady traffic generators, the site sits within a proven trade area serving Loveland's expanding residential base and daytime workforce.



1340 N.
Cleveland Ave.

E US-34

49,000 VPD

N. Lincoln Ave.

33,000 VPD

N. Cleveland Ave.

1985
YEAR BUILT



4,069 SF
SIZE



PROPERTY OVERVIEW

- Prime location on Hwy. 34 and Hwy. 287
- Easy ingress and egress
- Established retail corridor offering flexible re-tenanting potential
- Existing restaurant infrastructure with drive-thru
- Excess large lot
- Pricing: Contact Broker

PROPERTY PHOTOS





Prime Restaurant / Drive-Thru Space:

Stand-alone former Carl's Jr. site with dual access points, existing long drive-thru infrastructure, expansive storefront windows, high ceilings, and a functional second-generation restaurant layout. Includes front-of-house area, back-of-house prep, storage, and private restrooms with over 40 parking spaces!



Exceptional Traffic & Exposure:

Located along the high-visibility N. Cleveland corridor with immediate access to US-34 and regional traffic entering Loveland. Nearby I-25 segments carry approximately 84,000 vehicles/day, with arterial corridors through Loveland reaching 48,000-49,000 vehicles/day.



Robust Consumer Base & Income Profile:

5-mile radius population: ~89,100 residents with ~38,750 households. Median household income: ~\$83,563. Loveland citywide median household income: ~\$82,592 with a low 7.7% poverty rate.



Vibrant Retail & Dining Hub:

Surrounded by national brands, grocery anchors, shopping centers, and high-performing dining concepts. The corridor attracts both local residents and regional shoppers.



Rapid Growth & Long-Term Momentum:

The I-25/US-34 interchange continues to expand with new retail, residential, and employment development. Loveland's steady population and commercial growth support strong long-term restaurant performance.



Premier Signage & Brand Visibility:

Highly visible building signage opportunities with potential pylon visibility. Ideal for a national operator seeking immediate market penetration.

LOCATION OVERVIEW



Demographics

Esri 2025

	1-Mile	3-Mile	5-Mile
Total Population	9,902	65,217	96,600
Average Household	4,839	28,375	41,684
Average Household Income	\$84,910	\$98,211	\$110,688
Median Home Value	\$496,610	\$504,870	\$573,274

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