AVAILABLE FOR SALE OR LEASE

137 & 155 EAST 71ST STREET

LOVELAND, COLORADO 80538

CUSHMAN & WAKEFIELD



PRIME RETAIL DEVELOPMENT AREA

Sale Price: $10.00/SF

Lease Rate: Negotiable

This commercial land development opportunity allows for a variety of commercial uses, including retail, office, restaurants, banks and personal service shops. It is well located in the path of growth in the north Loveland area. The site is situated on a signalized intersection and is in close proximity to Walmart, Freddy's Steak Burger and Frozen Custard, Serious Texas Bar-B-Q and several other well-performing retailers. Build-to-suit options available.

PROPERTY HIGHLIGHTS

- 1.23 - 2.57 Acres (53,935 - 112,707 SF)
- Variety of commercial uses available
- Build-to-suit options available
- Close proximity to many well-performing retailers
- Located within rapid growth north Loveland area



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DEMOGRAPHICS	CoStar, 2025		
	1 Mile	3 Miles	5 Miles
2025 Population	17,206	112,216	341,364
2030 Projected Population	18,378	116,961	365,275
Average Household Income	$117,909	$120,514	$114,183

FOR MORE INFORMATION, PLEASE CONTACT:

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