

**137 & 155 EAST 71ST STREET**  
LOVELAND, COLORADO 80538



**Light Industrial/Flex Warehouse**

**The Sugar Creek Proposed Residential Subdivision**  
1,100 Units

**Prime Retail Development Area**

Sale Price: \$12.00/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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- First National Bank
- CHASE
- DRZS BOG
- REPORTER-HERALD
- Home State BANK
- Aims Community College
- SAFeway
- LOVELAND
- RIALTO

| Demographics               | CoStar, 2024 |           |           |
|----------------------------|--------------|-----------|-----------|
|                            | 2 Mile       | 5 Mile    | 10 Mile   |
| 2024 Population            | 17,256       | 111,023   | 339,897   |
| 2029 Population Projection | 18,378       | 116,961   | 365,275   |
| Avg Household Income       | \$110,638    | \$112,755 | \$107,534 |

- Culver's
- STARBUCKS COFFEE
- COMFORT SUITES
- 7 ELEVEN
- SHELL
- verizon wireless
- Bank of Colorado
- SCHEELS
- TREK
- ETHAN ALLEN CUSTOM OILY CENTER
- BONEFISH GRILL
- KAISER PERMANENTE

For more information, please contact:

**AKI PALMER**  
Executive Director  
+1 970 267 7727  
aki.palmer@cushwake.com

**COLE VANMEVEREN**  
Director  
+1 970 219 3802  
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)