AVAILABLE FOR LEASE

# HIGHWAY 287 RETAIL

103-115 EAST 71ST STREET, LOVELAND, COLORADO 80538

**DRIVE-THRU AVAILABLE**




## PRIME RETAIL AREA | HIGHWAY 287 FRONTAGE

Lease Rate: $18.00 - $24.00/SF NNN | Estimated NNN: $15.00/SF

## TURNKEY BUILD OUT AVAILABLE FOR QUALIFIED TENANTS
## MINIMUM 5 YEAR LEASE REQUIRED

| AVAILABILITY | | |
|---|---|---|
| Suite 107 | 1,288 SF | Vanilla Shell |
| Suite 111 | 1,292 SF | Core & Shell |
| Suite 115 | 2,720 SF | Core & Shell |
| Suite 107, 111 & 115 | 5,300 SF | Contiguous |

This new retail building allows for a variety of commercial uses, including retail, office, restaurants and personal service shops. It is well located in the path of growth in the north Loveland area. The property 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

- End cap drive-thru available for coffee/juice shop
- 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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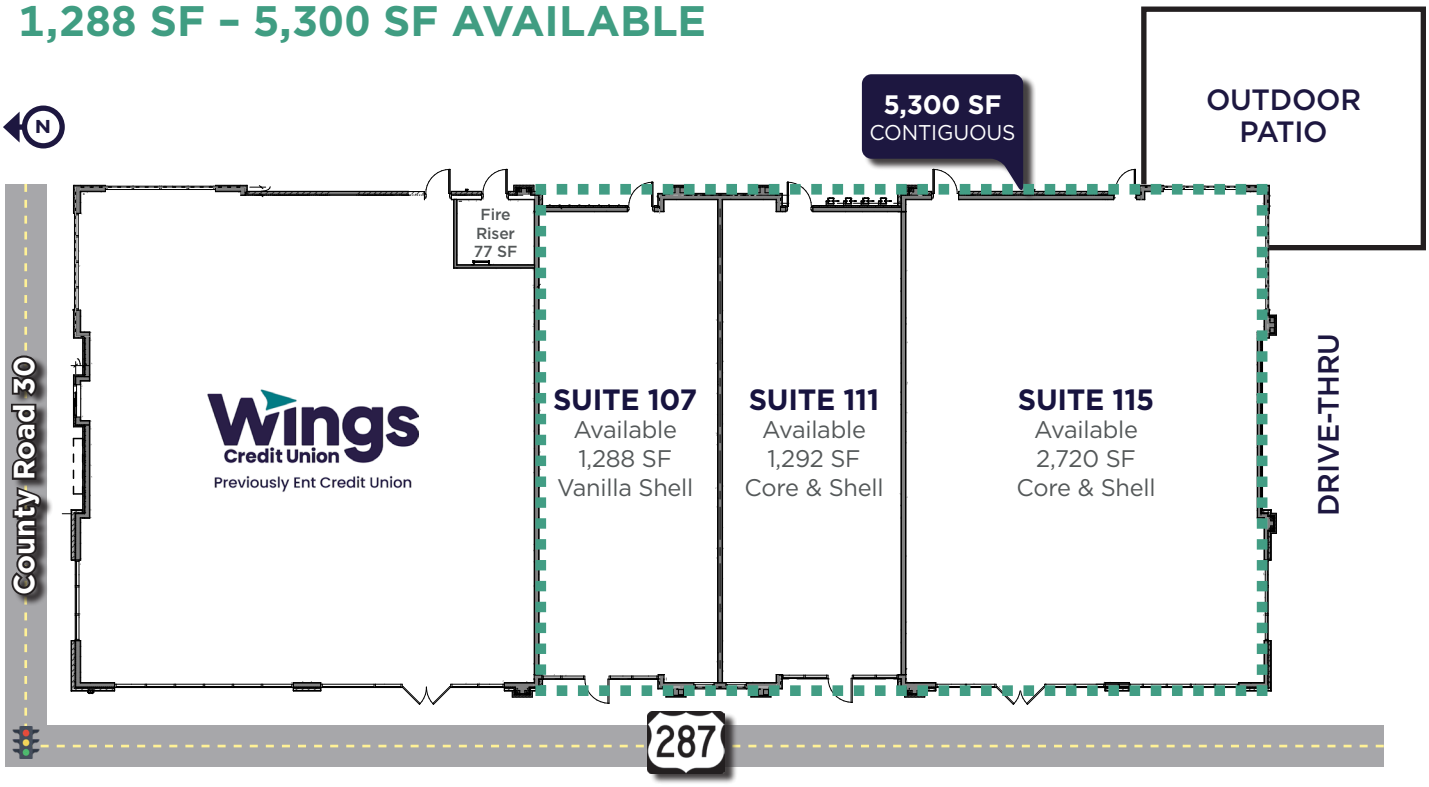
# PRIME RETAIL DEVELOPMENT







## BUILDING FLOOR PLAN
### 1,288 SF – 5,300 SF AVAILABLE

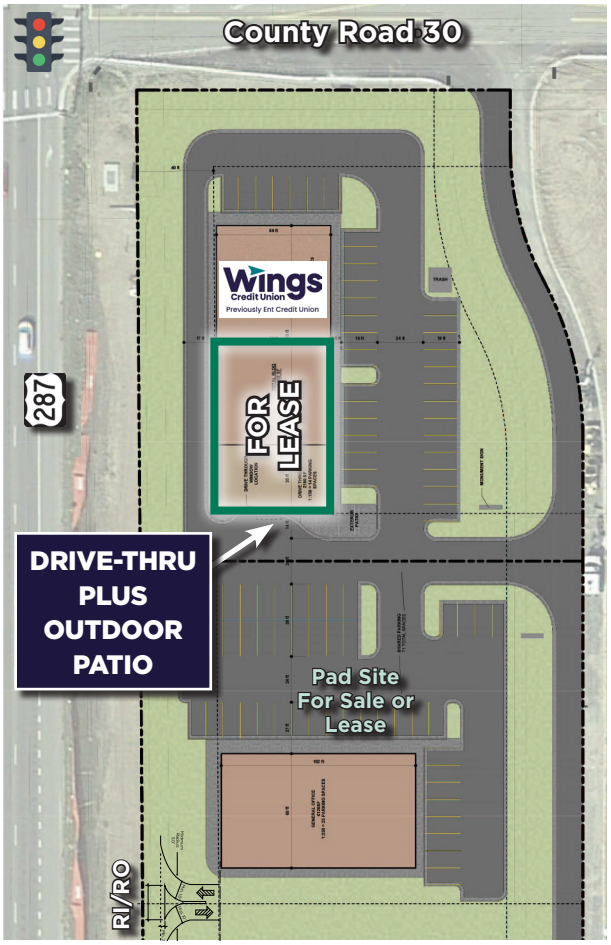


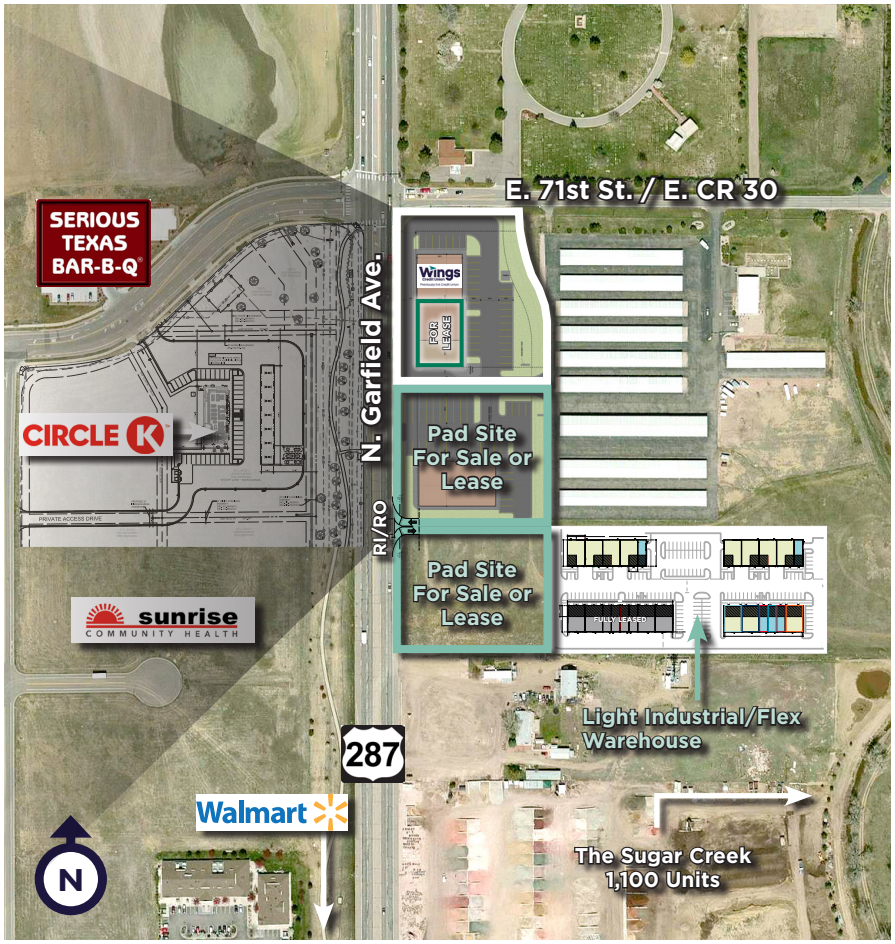
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LOVELAND, COLORADO 80538












| Demographics | CoStar, 2025 | | |
|---|---|---|---|
| | 2 Mile | 5 Mile | 10 Mile |
| 2025 Population | 17,206 | 112,216 | 341,364 |
| 2030 Population Projection | 18,378 | 116,961 | 365,275 |
| Avg Household Income | $117,909 | $120,514 | $114,183 |

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