

1340 N. CLEVELAND AVE.

LOVELAND, CO



N. Cleveland Ave.

To Fort Collins

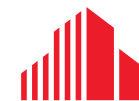
To Estes Park, Rocky
Mountain National Park

To Downtown Loveland

To Hwy. 34
and I-25
Interchange

AVAILABLE FOR LEASE
4,069 SF Turn-Key Drive-Thru Restaurant
Large .96 Acre Lot

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.



**CUSHMAN &
WAKEFIELD**

1340 N.
Cleveland Ave.



49,000 VPD

N. Lincoln 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

SITE PLAN

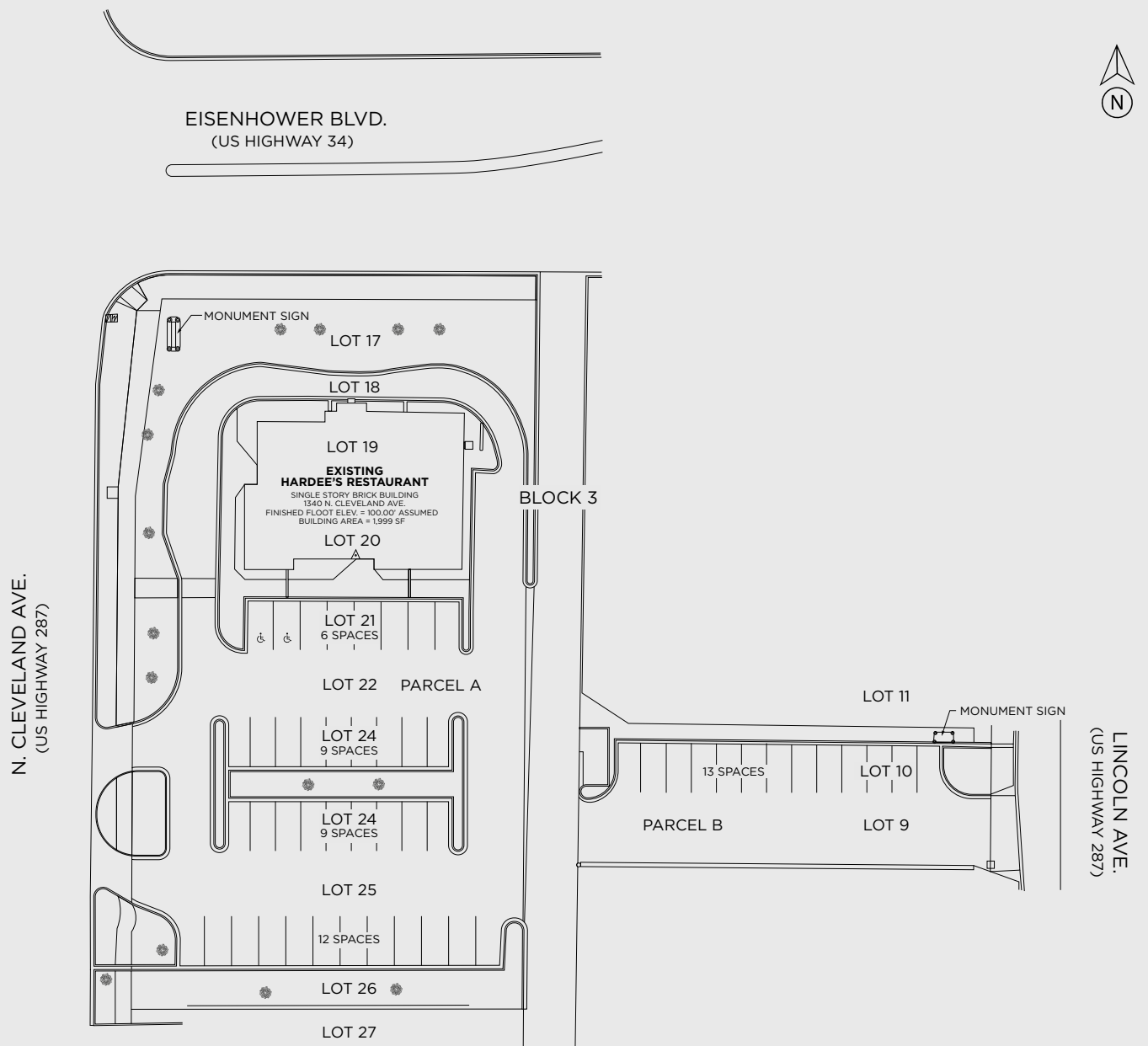


PHOTO GALLERY





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

Within a 5-mile radius, the area population is approximately 89,100 residents with around 38,750 households. The median household income is a strong \$83,563, reflecting a thriving local economy. Citywide, Loveland maintains a median household income of \$82,592 and an impressively low poverty rate of just 7.7%, underscoring the community's stability and prosperity.



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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LOVELAND, CO

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