

FOR LEASE

3810 North Grant Avenue
Loveland, CO

MEDICAL OFFICE IN CENTRAL LOVELAND

PROPERTY TYPE
MEDICAL/OFFICE

AVAILABLE
5,000 RSF

LEASE RATE
\$15.25 PSF/NNN



PROPERTY HIGHLIGHTS:

- 5,000 RSF medical office space available for lease located directly off of HWY 287 and 37th Street in North Loveland
- Ideal configuration for medical clinic
- Building signage with HWY 287 exposure and monument signage
- Ample parking at 4.9/1000
- Existing furniture included

REALTEC
COMMERCIAL REAL ESTATE SERVICES

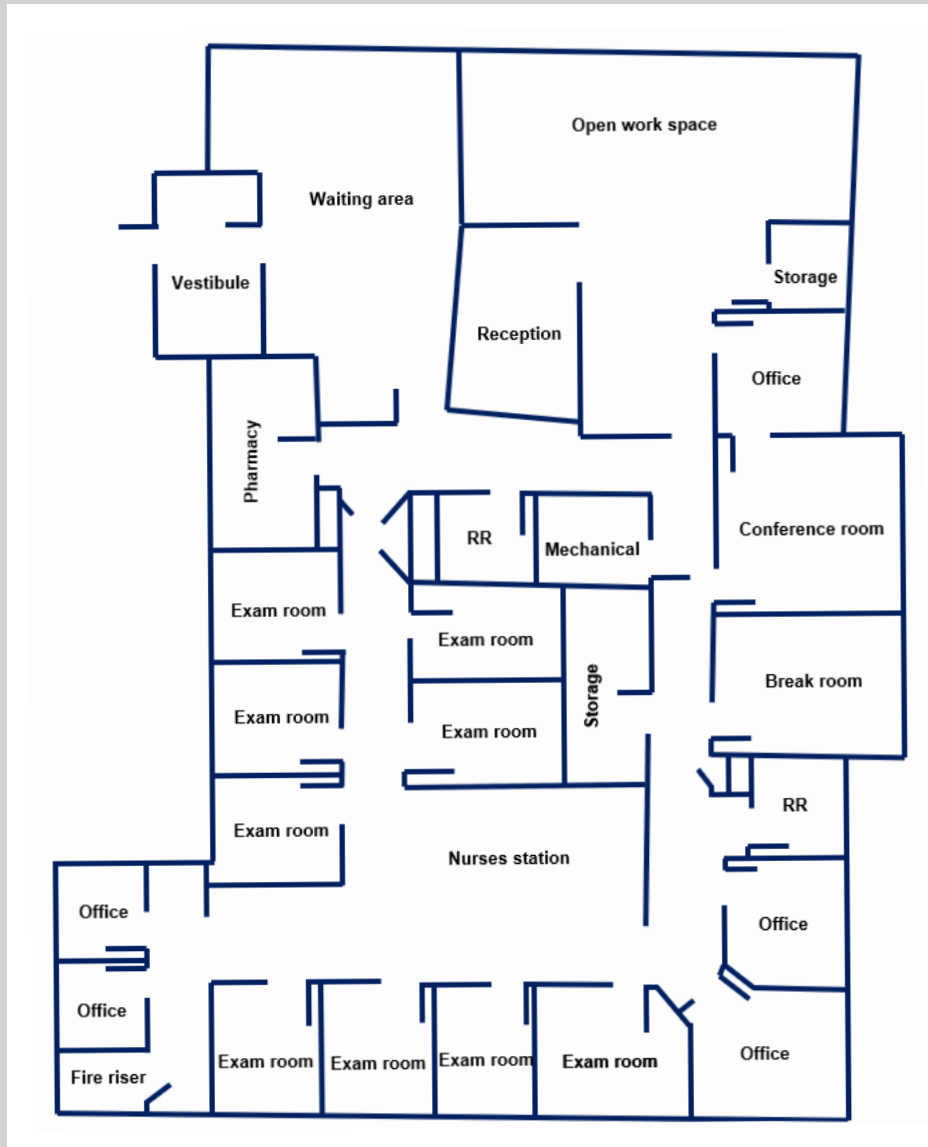
Jamie Globelnik
970.310.4811
jamiiek@realtec.com

Ron Kuehl
970.342.6749
ronk@realtec.com

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

FOR LEASE

3810 North Grant Avenue
Loveland, CO



PROPERTY FEATURES:

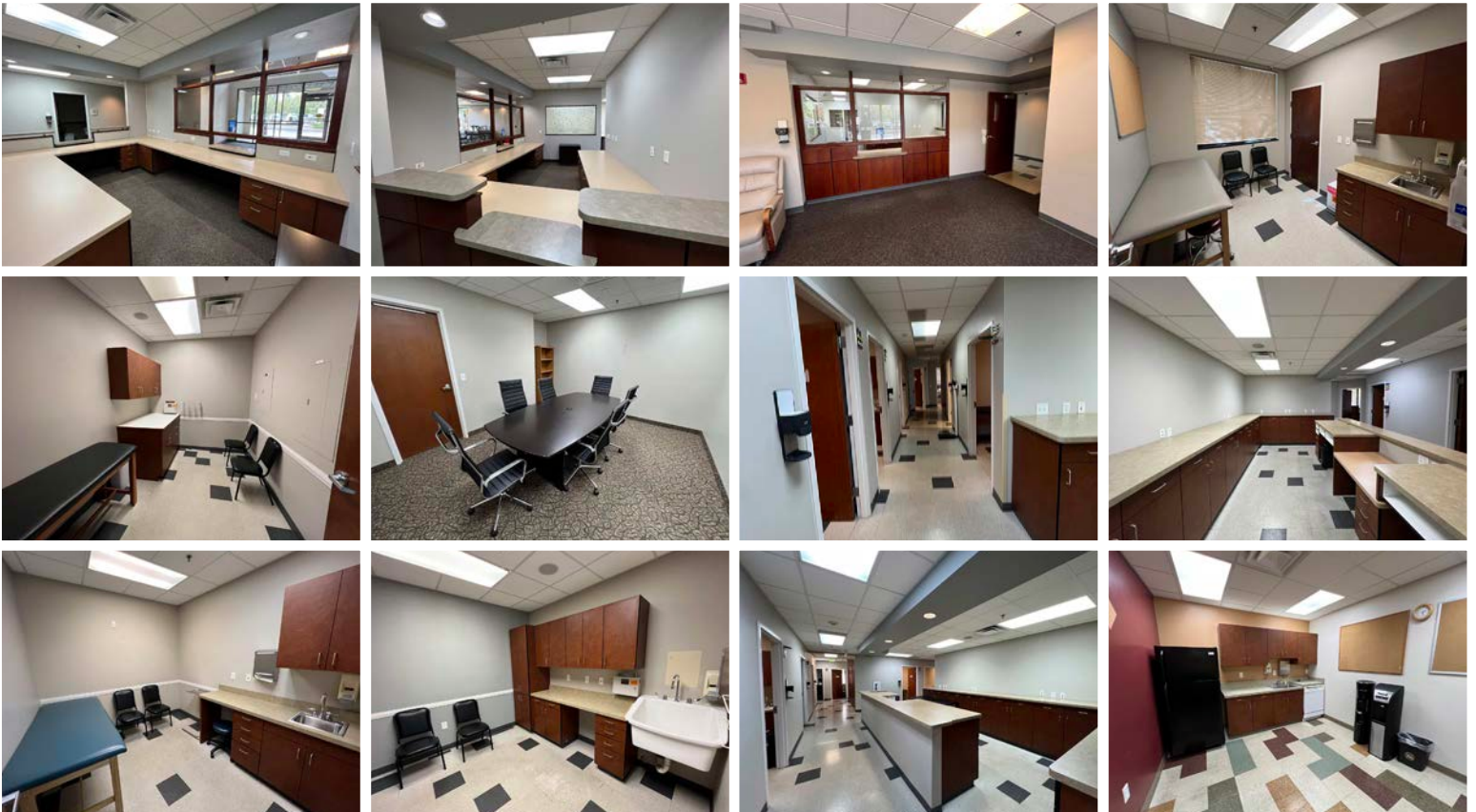
- Nine exam rooms with plumbing
- Waiting room and reception area
- Nurses station
- Five offices, one conference room, break room, open work area and two restrooms
- Pharmacy set up with window access
- Ample storage in suite including caged basement storage
- Janitors closet with mop sink

FOR LEASE

3810 North Grant Avenue
Loveland, CO

Area Demographics			
	2 Miles	5 Miles	10 Miles
Population			
2023 Population	35,057	99,800	290,817
2028 Population Projection	35,382	101,985	301,092
Median Age	39.9	39.7	37.7
Bachelor's Degree or Higher	34%	37%	44%
Households			
2023 Households	13,908	39,856	116,893
2028 Household Projections	14,040	40,788	121,194
Total Specified Consumer Spending (\$)	\$485.2M	\$1.4B	\$4.4B
Income			
Avg. Household Income	\$87,048	\$96,680	\$104,933
Median Household Income	\$71,717	\$78,075	\$82,841

**Source, CoStar*



Fort Collins

712 Whalers Way, Bldg B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

REALTEC
COMMERCIAL REAL ESTATE SERVICES