

HIGH VISIBILITY RETAIL PAD FOR SALE OR LEASE

2004 W. Eisenhower Blvd, Loveland, CO



PROPERTY DETAILS

Pad Site: 0.51 Acres

Zoning: DE Developing Business

Taxes: \$7,778.12 (2023)

Proposed Uses:

- Fast Food
- Quick Service Restaurant
- Cell Phone Store

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WEST LOVELAND RETAIL PAD SITE

SALE PRICE REDUCED: ~~\$850,000~~ \$725,000

LEASE RATE: \$65,000/YEAR

- High visibility retail site in infill West Loveland location
- Adjacent new Ziggi's Coffee Shop and near other retail amenities
- Fully approved Site Development Plan ready for construction
- Ideal for fast food, bank, quick service retail w/drive thru or high visibility professional office
- Opportunity to purchase and have full development control or secure a land lease and design your own space



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	7,941	65,319	91,028
Avg. HH Income	\$81,326	\$99,631	\$108,020
Households	3,604	28,073	38,476
Businesses	314	2,598	3,342
Employees	3,179	23,043	32,102



TRAFFIC COUNTS (Source: STDBOnline)

W. Eisenhower Blvd @ Property	20,400 VPD
N. Wilson Ave. @ W. Eisenhower Blvd	29,437 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 3/28/2024

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NE Conceptual View

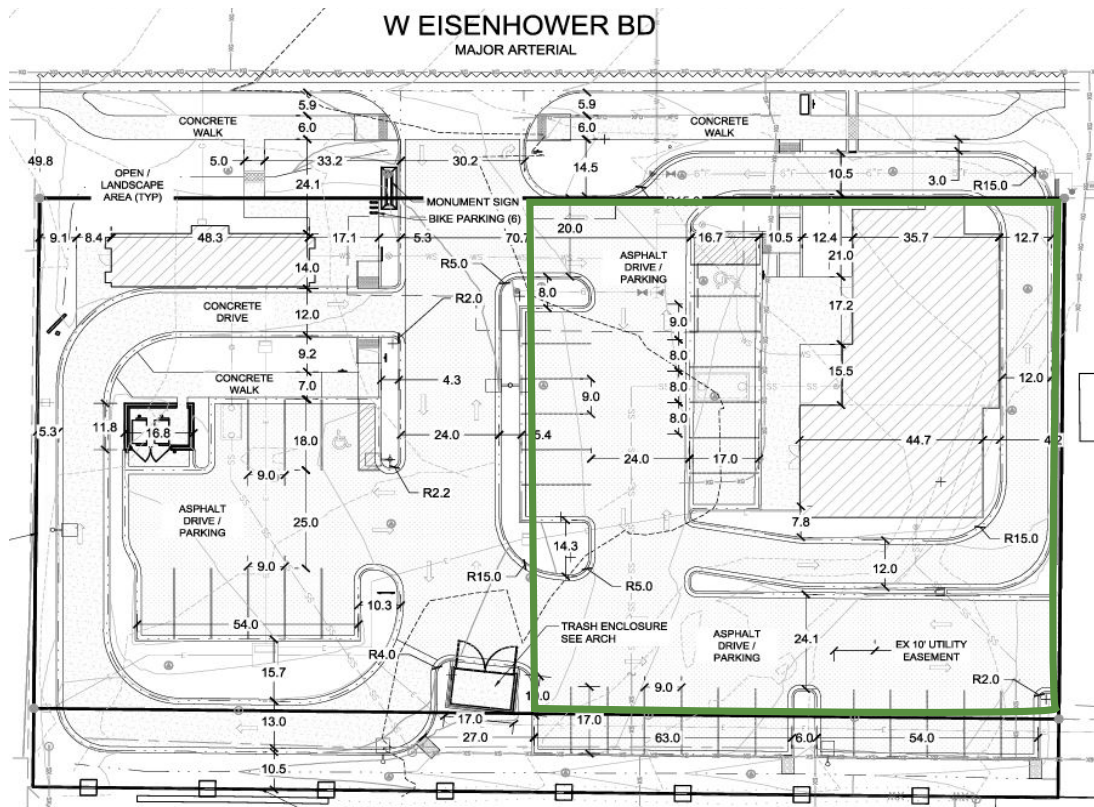


NW Conceptual View

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