

# Ground Lease or Build to Suit



## Prime Opportunity

1606 W. Eisenhower Blvd., – Loveland, CO

Perfect site for:

National Tenant  
Build to Suit  
Ground Lease

### Nearby Tenants

Albertsons	Chipolte
Starbucks	Wendy's
Jiffy Lube	Subway
McDonalds	Walgreens
Safeway	Sally Beauty
Fred Loya	K-Mart
Chase Bank	
Bank of Colorado	
Showtime Video	
Great Wall Restaurant	

Gross Leasable Area (GLA) 30,750  
Rent/month \$3,500.00  
Rent/SF \$1.37  
Lot Size .71 Acres

**Armstrong**

**Realty**

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