

1400-1406 E. Eisenhower Blvd., Loveland, CO

# RETAIL & INDUSTRIAL SPACES FOR LEASE



MADISON AVE.

E. EISENHOWER BLVD / US HWY 34



## PROPERTY DETAILS

### Lease Rates:

- SUITE A: \$16.00/SF NNN (3,200 SF)
- SUITE B: \$12.50/SF NNN (1,120 SF)
- SUITE C: \$12.50/SF NNN (800 SF)
- 1406 E. Eisenhower: \$8.00/SF NNN (2,912 SF)

NNN Expenses: Est. \$6.00/SF

Zoning: (B) Developing Business

### Proposed Use

- Design/Marketing
- Engineering
- Specialty Contractor
- Tradesman
- Automotive Sales/Service
- Recreational Vehicle Sales/Service

### Nathan Klein

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### Wayne Lewis

Senior Partner | Senior Broker  
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## EAST EISENHOWER RETAIL/INDUSTRIAL

- High visibility retail and industrial spaces
- Direct access from US Highway 34/E. Eisenhower Blvd
- Monument signage on US Highway 34 available

**SUITE A - 3,200 RSF RETAIL: LEASE RATE \$5,867/month (w/exp.)**

- Storefront retail/showroom space with private office and restrooms

**SUITE B - 1,120 RSF WAREHOUSE: LEASE RATE \$1,727/month (w/exp.)**

- Large warehouse space with ramped double doors for loading/unloading
- Can be leased with Suite A and/or Suite C

**SUITE C - 800 RSF WAREHOUSE: LEASE RATE \$1,233/month (w/exp.)**

- Clean, open warehouse or workshop
- Private restroom
- One 12'x12' OHD and one man door

**1406 - 2,912 RSF WAREHOUSE: LEASE RATE \$3,397/month (w/exp.)**

- Clean, open, heated warehouse
- One 8'x10' OHD and one man door

## WHOLE PROPERTY ALSO FOR SALE \$2,150,000



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	10,508	56,442	98,654
Avg. HH Income	\$90,239	\$99,545	\$111,383
Households	4,672	24,980	42,768
Businesses	769	3,126	4,452
Employees	7,886	32,227	51,259



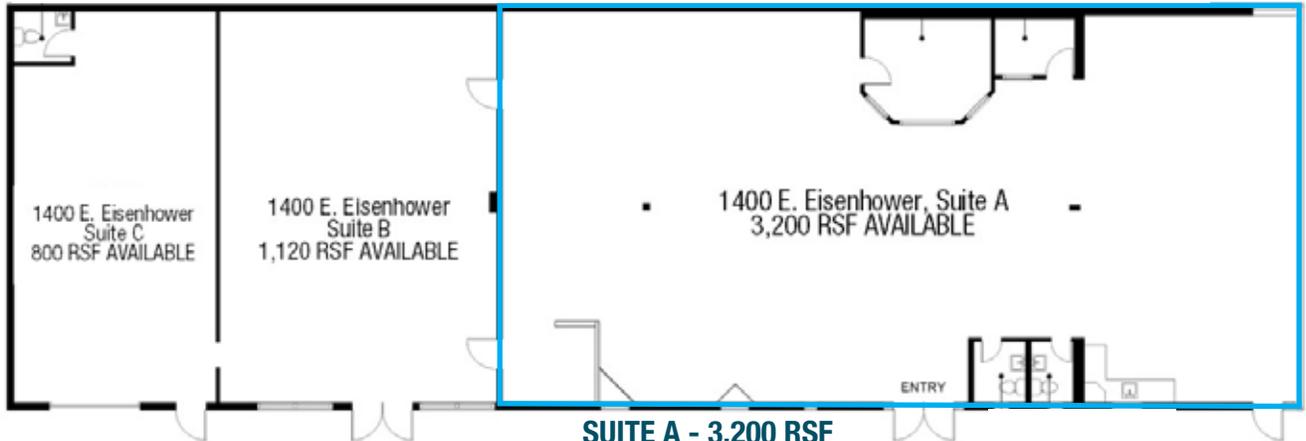
### TRAFFIC COUNTS (Source: STDBOnline)

E. Eisenhower Blvd. near Property 44,000 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. 11/3/2025

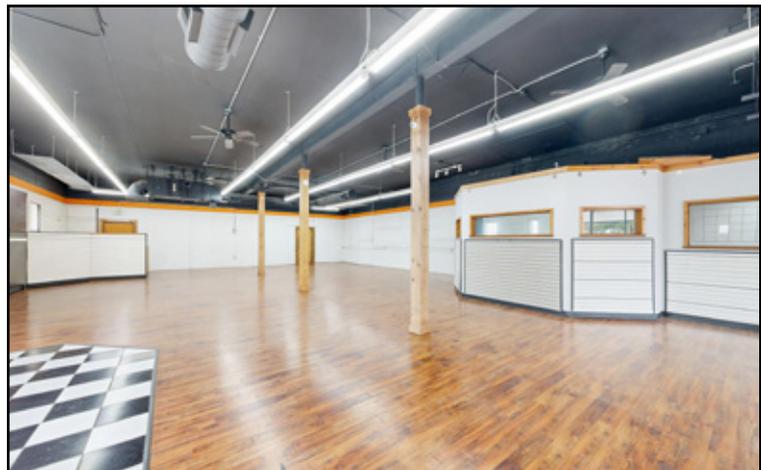
# RETAIL SHOWROOM FOR LEASE - SUITE A

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### SUITE A - 3,200 RSF

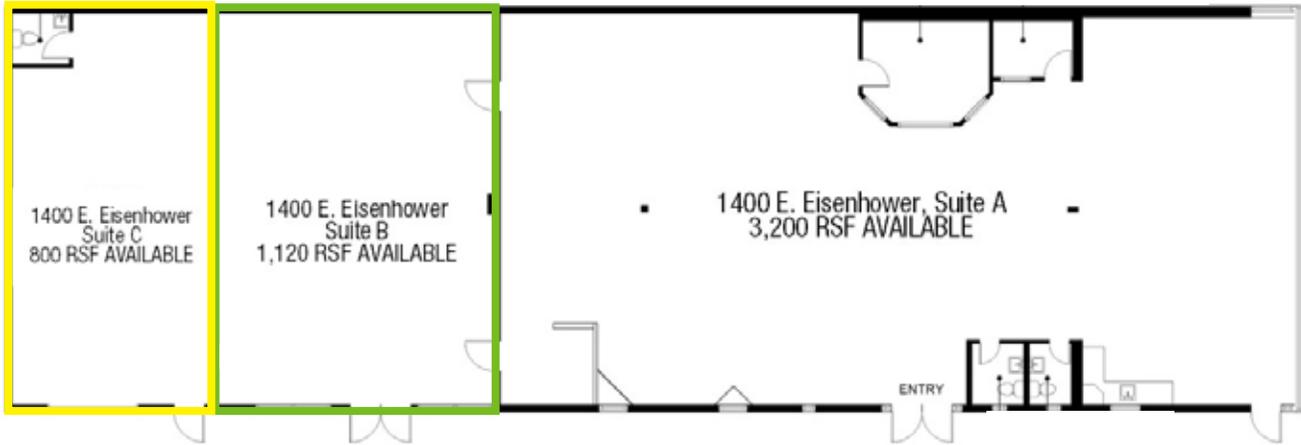
- Large showroom with abundant storefront windows
- Private office, 2 private restrooms and Coffee bar
- Available with Suite B and/or C



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# WAREHOUSE / STORAGE FOR LEASE - SUITE B - C

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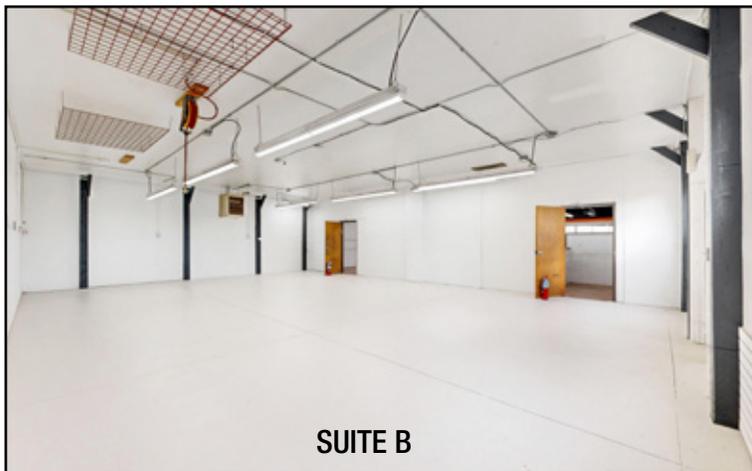


### SUITE B - 1,120 RSF

- Large heated warehouse space
- 4' Double man door and ramp
- Available with Suite A and/or C

### SUITE C - 800 RSF

- Small heated warehouse/workshop space
- 10'x12' Overhead door and man door
- Available with Suite A and/or B



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# WAREHOUSE FOR LEASE

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## 1406 E. Eisenhower - 2,912 RSF

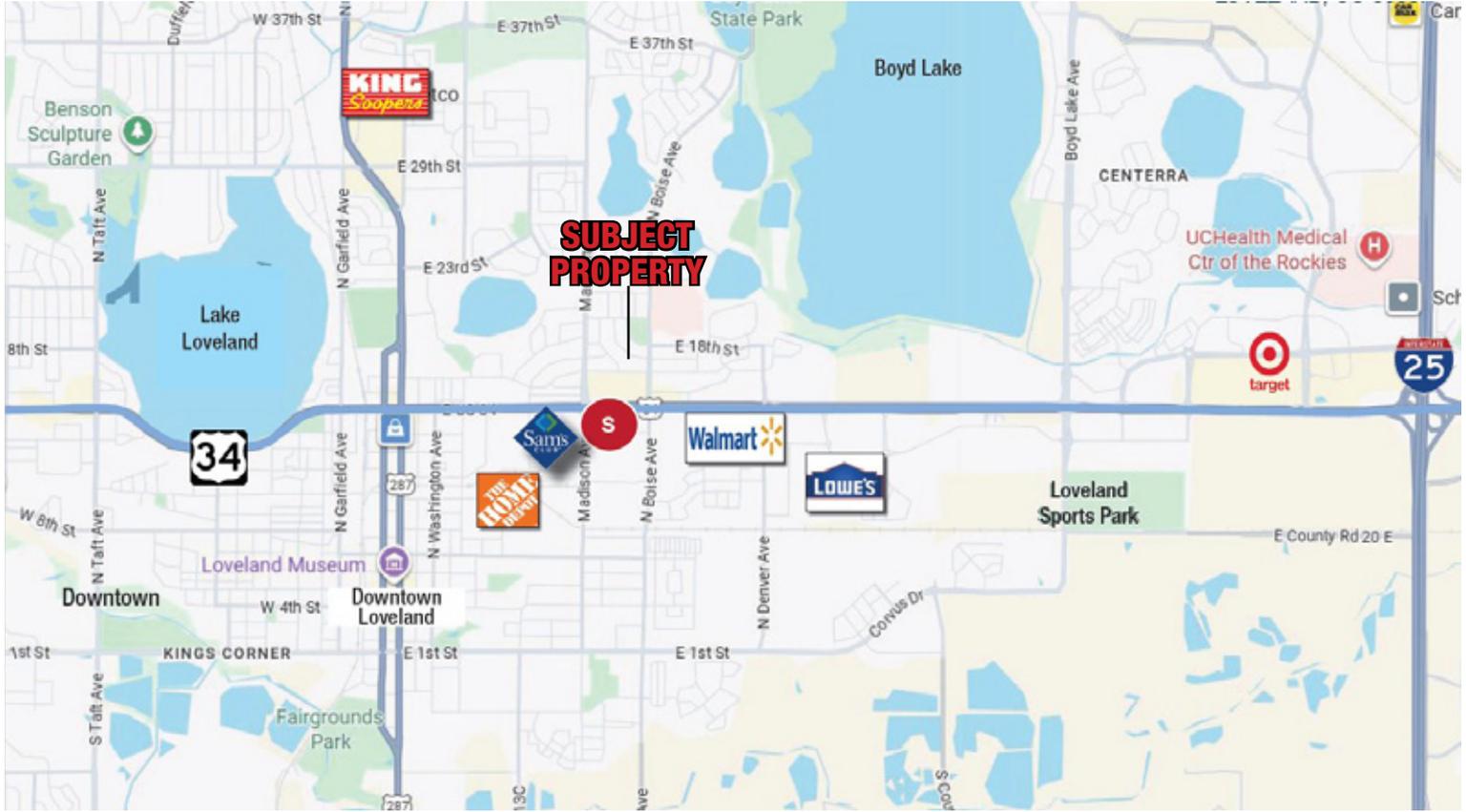
- Large open warehouse
- Forced air heating
- One 8'x10' Overhead door and one man door
- Lease rate: \$8.00/SF NNN (\$1,941/month)



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# RETAIL/WAREHOUSE SPACE FOR LEASE

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**DISTANCES:**

- US HWY 287 - 0.9 mi
- DOWNTOWN LOVELAND - 2 mi
- FORT COLLINS - 20 mi
- I-25 - 3.36 mi
- GREELEY - 20 mi

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