

OFFICE/RETAIL SPACE FOR LEASE

276 E. 29th Street, Loveland,



PROPERTY DETAILS

Available Space:

Suite 276: 1,035 RSF - Available 8/1/2024

Lease Rate: \$16.00/SF NNN (\$8.18/SF)

Co-Tenants:

- Papa John's
 - Fantastic Sam's
 - Subway
 - Dog's Own Grooming
 - NoCo Unleashed
 - One Clear Choice Garage Doors
 - Today's Nails
 - Royal Dance Academy
 - Community Yoga
 - Frontline Physical Therapy
- and many more

Rico Devlin

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29TH STREET SHOPS

LEASE RATE: \$16.00/SF NNN (est.\$8.18/SF)

- High traffic office space with direct access from US Highway 287 in Loveland
- Storefront visible office space recently renovated with 3 offices, reception and kitchenette
- Strong mix of national and local co-tenants offering health care and family-oriented services
- Second highest retail trade area in Loveland
- Highly visible from +/- 27,000 Vehicles Per Day
- Ideal for any small professional office use or small service retail including insurance, chiropractor, IV/Medical, boutique real estate office and more
- Rotation on digital monument sign and building signage available



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	9,017	63,732	97,312
Avg. HH Income	\$85,376	\$100,640	\$109,186
Households	3,872	27,428	41,230
Businesses	549	2,817	4,054
Employees	4,725	27,529	46,430



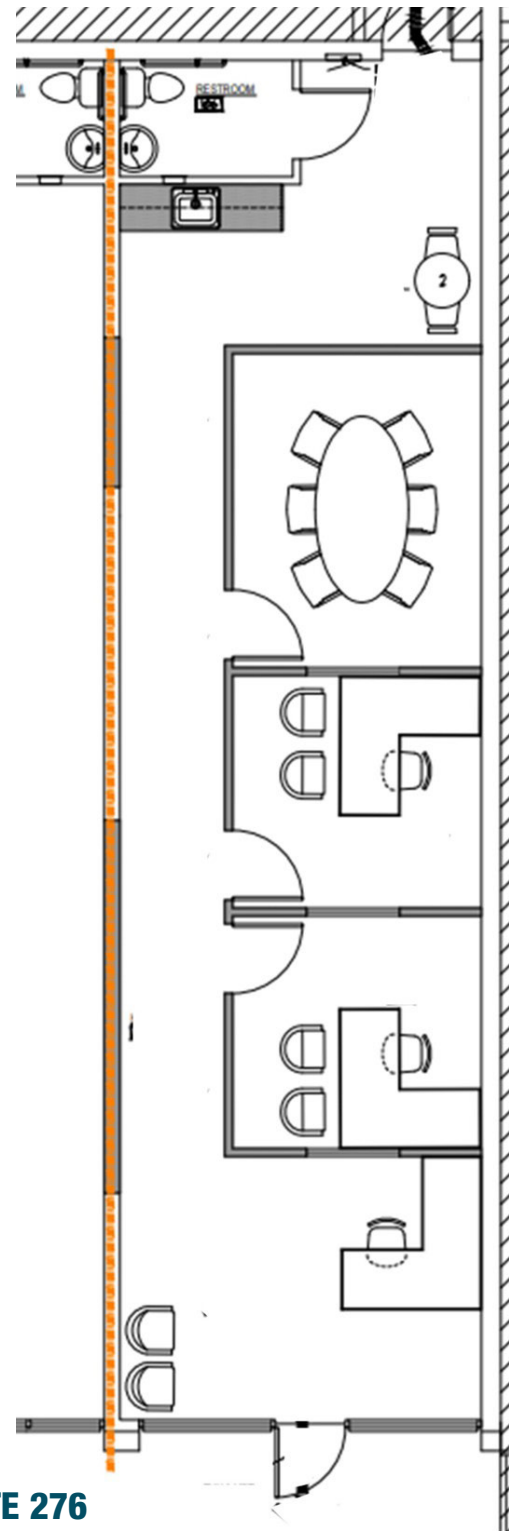
TRAFFIC COUNTS (Source: STDBOnline)

E. 29th Street @ N. Lincoln Ave. 17,450 VPD

N. Lincoln Ave/Hwy 287 @ E. 29th St. 27,000 VPD

OFFICE/RETAIL SPACE FOR LEASE

276 E. 29th Street, Loveland, CO



SUITE 276

- 1,035 SF
- Reception
- Two private offices
- Conference room
- Open breakroom/kitchenette
- Private restroom
- Transom windows in offices to bring in natural light

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. 6/27/2024

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