

RETAIL/SHOWROOM & WAREHOUSE FOR SALE OR LEASE



Highway 34 Mixed Use

1400 - 1410 E. Eisenhower Blvd.
Loveland, CO 80537

\$2,150,000 | 11,732 SF
\$8 - \$16/SF NNN
800 - 5,120 RSF Available



MIXED USE Retail/Showroom & Warehouse

1400-1410 E. Eisenhower Blvd., Loveland, CO

\$2,150,000 | \$183/SF | 11,732 Total SF For Sale
800 - 8,032 SF Available For Lease | \$8 - \$16/SF (Est. \$6/SF NNN)

LC Real Estate Group is pleased to present the opportunity to lease or purchase 1400-1410 East Eisenhower Boulevard with flexible “B - Developing Business” zoning in Loveland, Colorado.

- Location Overview:** High profile location on US Highway 34/E. Eisenhower Blvd the main east/west corridor in Loveland, Colorado connecting Interstate 25 to the east & US Highway 287/ N. Lincoln Ave. to the west.
- Property Overview:** Built in 1965, renovated in 1995, and updated more recently, this property offers versatile options including retail showroom, industrial warehouse, and storage. Ample parking with full traffic circulation turnaround the back of Building B (1406-1410 E. Eisenhower Blvd.)
- Zoning:** Attractive and flexible Developing Business (B) zoning suitable for a variety of retail/commercial and industrial uses including but not limited to:

Commercial Services & Retail Uses: Allowed Uses include Business Services, Convenience Lending, Liquor Store, Office (General), Personal Services, Place of Assembly, Restaurant; Limited Uses include Pawn Broker, Retail Sales and Services, Kennel (Indoor) or Pet Store, Veterinarian (Small Animal), Day Care Center

Industrial/Flex/Warehouse Uses: Allowed Uses include Heavy Motor Vehicle Service, Sales or Rental; Limited Uses include Light Industry, Motorcycle/ATV sales or rental, Passenger motor vehicle sales or rental, Recycling Collection, Self-Storage, and Workshop

SUITES FOR LEASE	Space	SF	Rate	Monthly
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1400 E. Eisenhower Blvd: Suite A	Retail/Showroom	3,200	\$16.00/SF NNN	\$4,266
1400 E. Eisenhower Blvd: Suite B	Warehouse	1,120	\$12.50/SF NNN	\$1,166
1400 E. Eisenhower Blvd: Suite C	Warehouse	800	\$12.50/SF NNN	\$1,000
1406 E. Eisenhower Blvd	Warehouse	2,912	\$8.00/SF NNN	\$1,941

TRAFFIC COUNT	2Q 2025
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E. Eisenhower Boulevard	43,000 VPD
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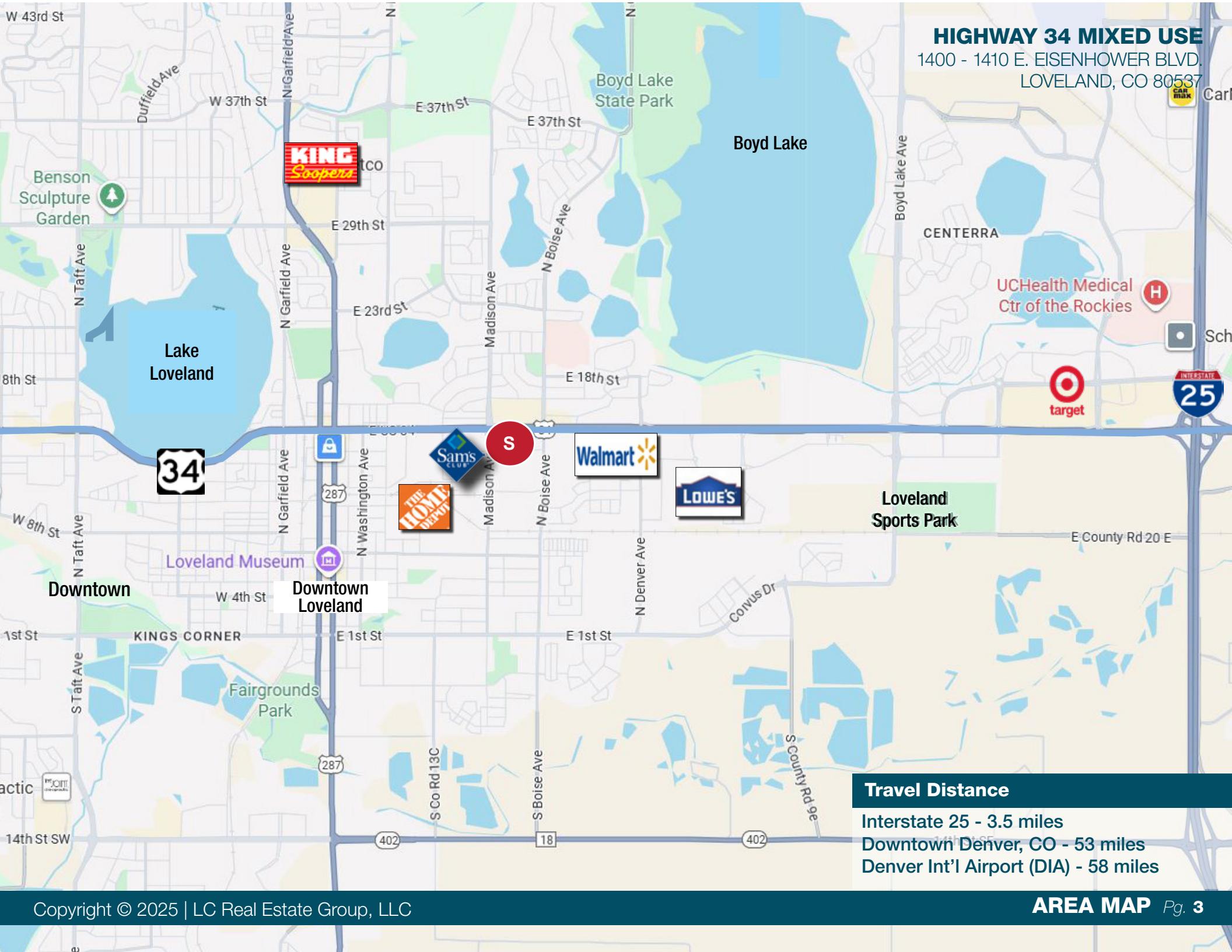
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HIGHWAY 34 MIXED USE

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Travel Distance

Interstate 25 - 3.5 miles
Downtown Denver, CO - 53 miles
Denver Int'l Airport (DIA) - 58 miles

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PROPERTY OVERVIEW

Property Address	1400 & 1406-1410 E. Eisenhower Blvd., Loveland, CO 80537
Number of Buildings	Two (2)
Building Square Footage	11,732 Total SF (1400: 5,120 SF & 1406-1410: 6,612 SF)
Units	1400 E Eisenhower Blvd Suite A: 3,200 SF, Suite B: 1,120 SF, Suite C: 800 SF
Year Built Renovated	1406-1410 E Eisenhower Blvd 1965 1995
Lot Square Footage	35,600
Lot Acres	0.82
County	Larimer
Zoning	B - Developing Business
Flood Plain	Area of Minimal Flood Hazard (Zone X)
Tenants	1410 E. Eisenhower Blvd: Mattress Unboxed

BUILDING FEATURES

Ceiling Clear Height	Suite A: 9' 9/12"
Sprinkler System	1400: Suites A, B, & C & 1410
Drive-In Doors	Suite C: One (1) 10'x9' Overhead Door
Finished Space	Suite A: Retail showroom & offices w/ two restrooms, Suite C: Warehouse with Restroom 1406: Unfinished Warehouse
Exterior Construction	1400: Stucco & Corrugated Steel 1406-1410: Corrugated Steel
Framing	Wood Framing & Masonry Block
Flooring	Concrete Floor
Roof	1400: Corrugated Steel, Flat Membrane Roof, & Composite Shingle 1406-1410: Corrugated Steel
Heating System	Bldg B: Unit 1B: TBD, Unit 2B: TBD
Cooling System	Bldg A: Forced Air Condenser (2020), Wall A/C 1410: Forced Air Condenser, 1406: None
Lighting	Bldg A: Linear LED Strip Lighting
Electrical	1400: 200A 12/240V 1 Phase
Plumbing	1400 Suite A: Two (2) Bathrooms (1 ADA), Suite C: (1) One Bathroom



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UTILITIES

Water	City of Loveland (Master Metered)
Sanitary Sewer/Stormwater	City of Loveland (Master Metered)
Gas	Xcel Energy (Separately Metered)
Electricity	City of Loveland (Separately Metered)

PROPERTY TAXES

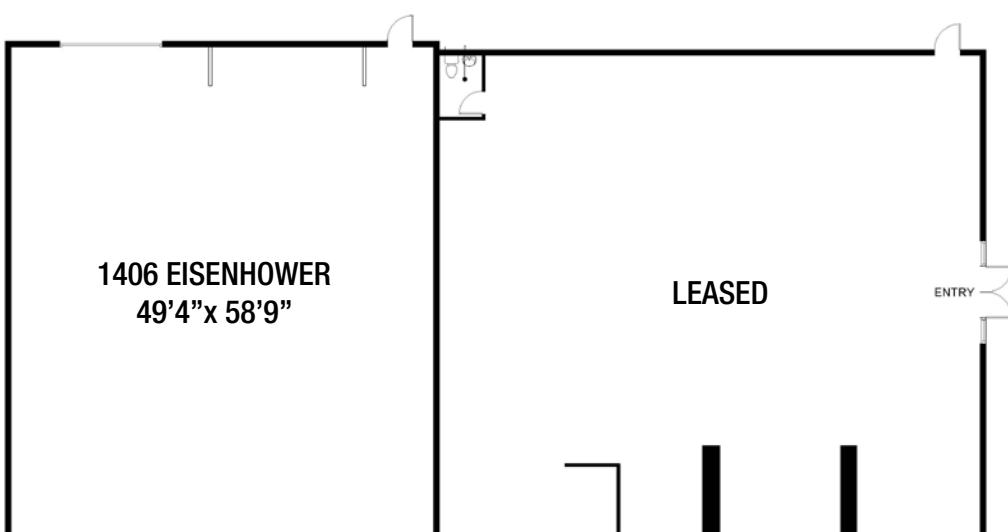
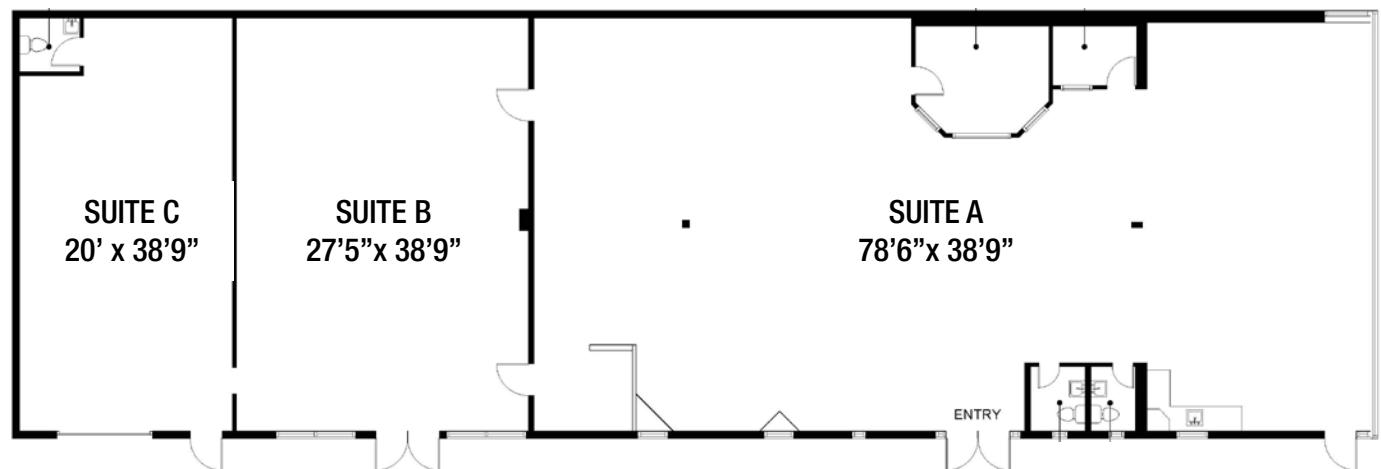
Legal	Lot 5, Block 1, Brown's Corner Addition, Loveland
Schedule / Account Number	1251398 R1251398
Parcel Number	8518224005
Assessor Market Value	\$2,100,100
Assessed Value Assessment Rate	\$567,027 27.0%
Mill Levy (Tax Rate) % Property Value	79.8070 2.15%
Est. Amount Current Year Taxes	\$45,253 2025 Taxes Payable 2026

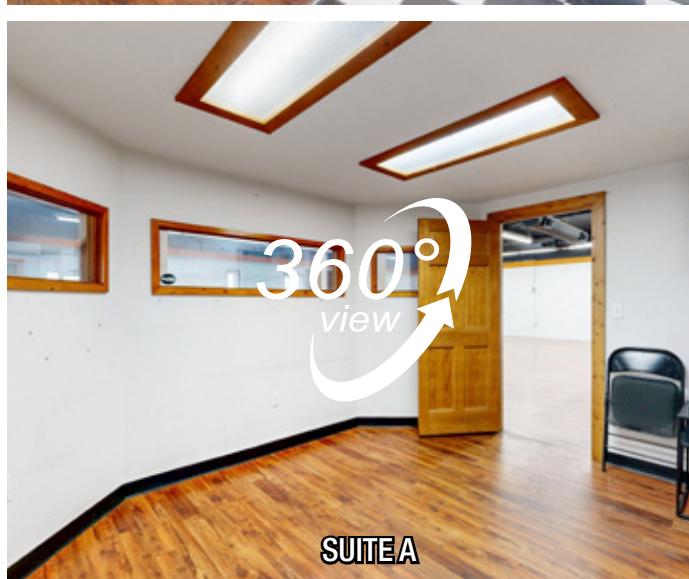
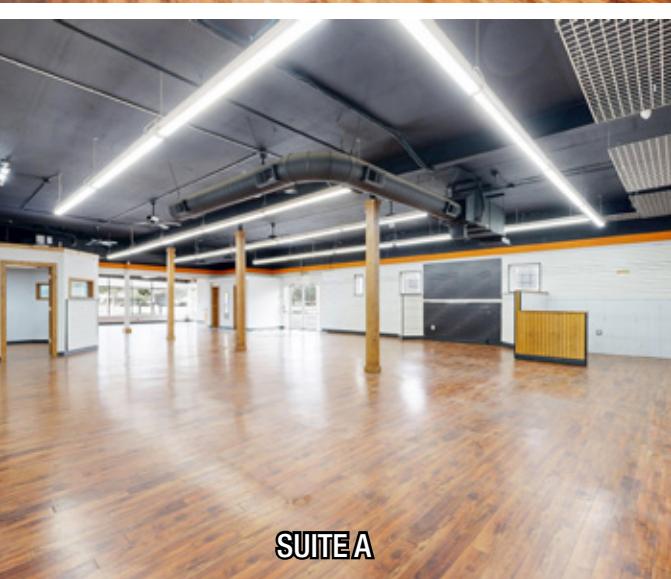
PROPERTY EXPENSES

Property Taxes	\$45,253
Property Insurance	\$7,750
Repairs & Maintenance	\$5,366
Utilities	\$6,000
Total Expenses	\$64,369
Expenses \$/SF	\$6.00



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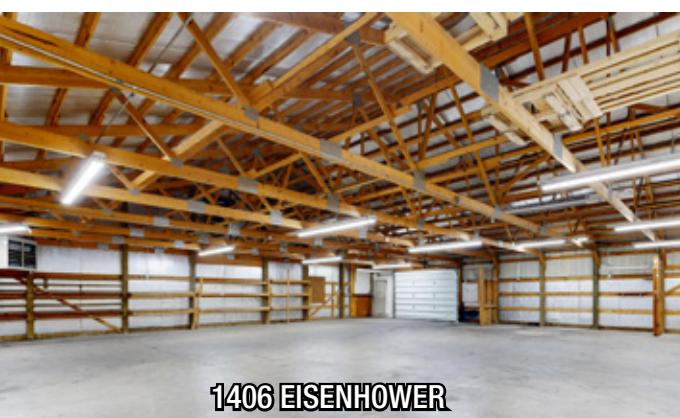
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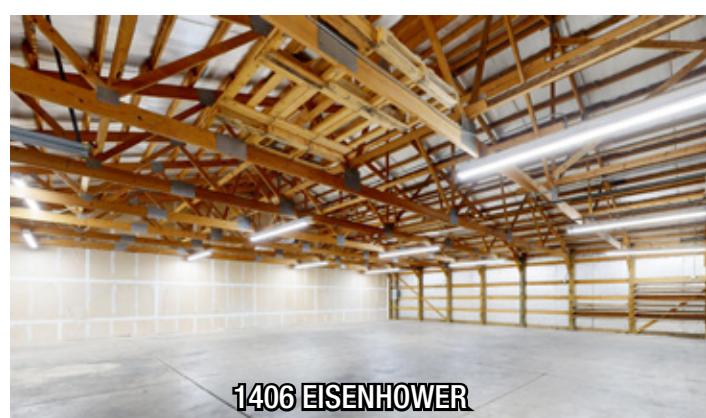
1410 EISENHOWER



1406 EISENHOWER



1406 EISENHOWER



1406 EISENHOWER





LOVELAND, CO

THE “SWEETHEART CITY” & “GATEWAY TO THE ROCKIES”

- The City of Loveland is known for its art culture, proximity to outdoor recreation opportunities, its plethora of parks, and a strong sense of community.
- Loveland is centrally located between Colorado State University in Fort Collins, University of Northern Colorado at Greeley, and University of Colorado at Boulder.
- With the growth of the Northern Colorado Regional Airport as a gateway to the region, the City is poised to strategically grow into the future.
- Growing as a destination to live and work in Colorado, Loveland boasts high quality sources of labor, and impressive employment and economic vitality.

Demographic	1-Mile	3-Mile	5-Mile	City	County
Population	10,508	60,604	92,953	79,815	381,570
Pop. % Annual Change (10 Year)	0.19%	2.67%	2.30%	1.26%	1.82%
Median Household Income	\$73,619	\$77,838	\$85,493	\$82,287	\$92,526
Households	4,672	25,777	45,194	70,117	153,923
Median Age	40.6	41.8	42.3	42.8	38.4
High School Education	93.7%	18.2%	17.2%	96.7%	97.3%
College Education	53.1%	13.2%	16.2%	53.8%	63.9%
Owner Occupied Housing	51.3%	57.1%	62.6%	60.7%	57.5%
Non-Farm Payroll Total	7,888	29,558	48,977	46,398	181,850
Total Businesses	769	3,126	4,452	7,132	15,145

FOOTNOTES

Source: Esri Community Profile as of Q3 2025

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Loveland, Colorado

Exclusively Marketed For Sale By:



LCRealEstateGroup.com

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