

# 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 turn-around 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 |
|----------------------------------|-----------------|-------|----------------|---------|
| 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 |

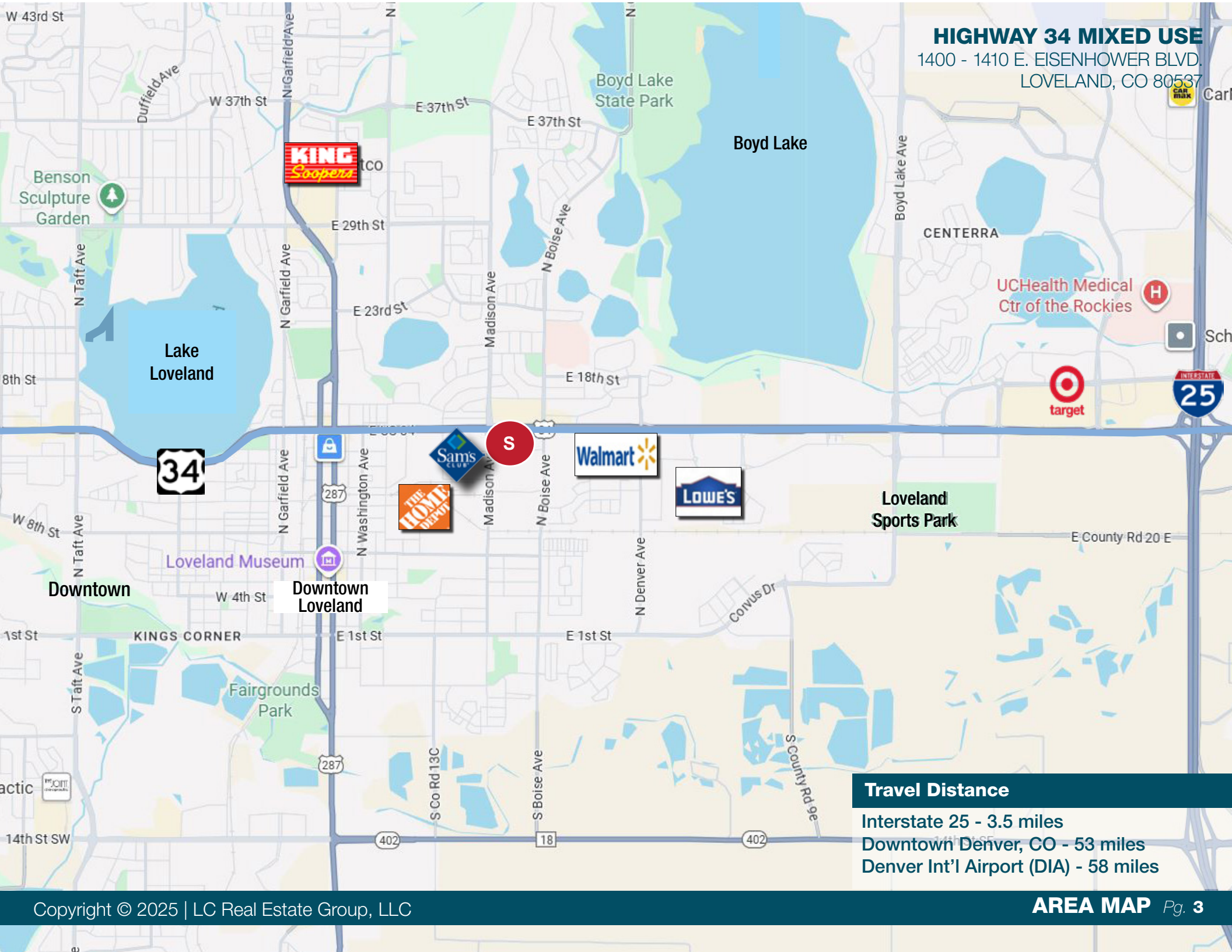
| TRAFFIC COUNT           | 2Q 2025    |
|-------------------------|------------|
| E. Eisenhower Boulevard | 43,000 VPD |



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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                   | <b>1400 E Eisenhower Blvd</b><br>Suite A: 3,200 SF, Suite B: 1,120 SF, Suite C: 800 SF<br><b>1406-1410 E Eisenhower Blvd</b><br>Suite 1410: 3,700, Suite 1406: 2,912 |
| Year Built   Renovated  | 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<br>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  |



**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                  |

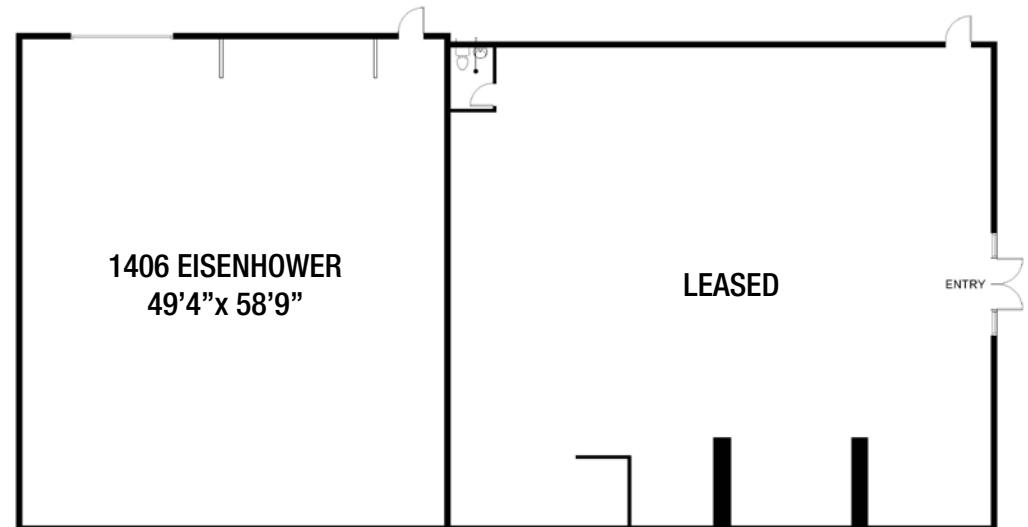
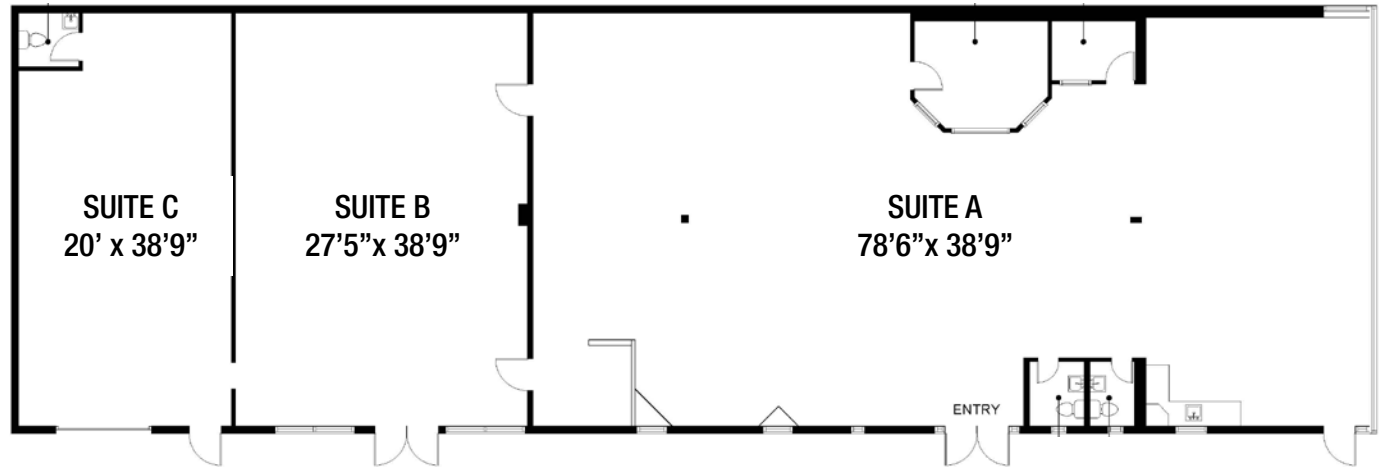
**PROPERTY EXPENSES**

|                       |          |
|-----------------------|----------|
| 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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SUITE A



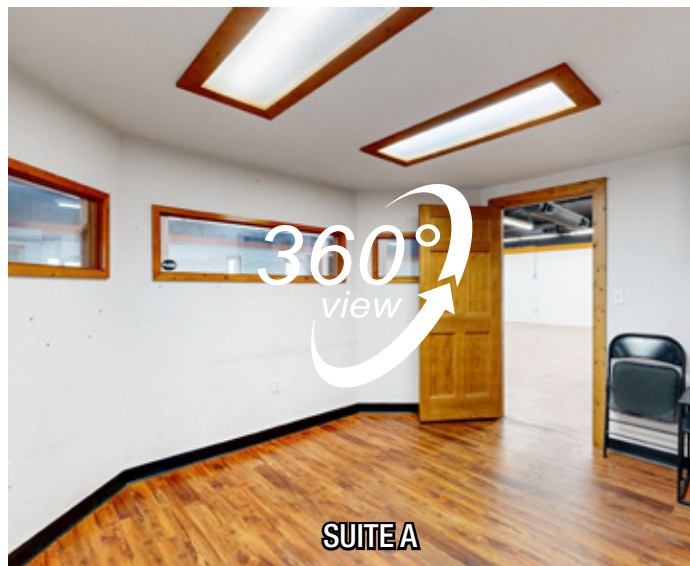
SUITE A



SUITE A



SUITE A



SUITE A



SUITE B



SUITE B



SUITE C



SUITE C





1410 EISENHOWER



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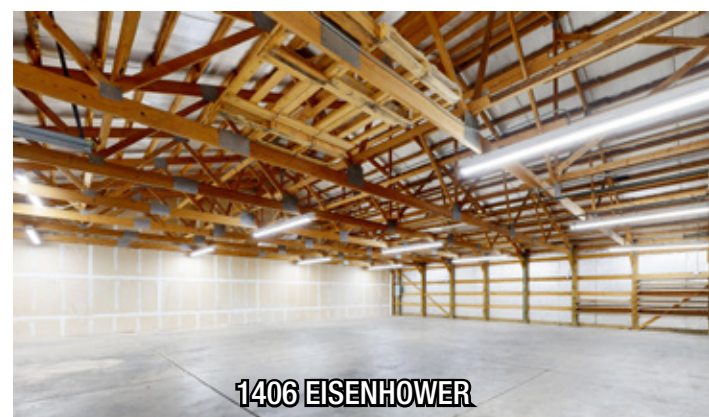
1410 EISENHOWER



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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