

# SEC Eisenhower Blvd & Gorom Land Sublease

900 E Eisenhower Blvd | Loveland, CO 80537



## FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH



### AVAILABLE

1.04 AC

### PRICE

\$120,000/year

### ESCALATIONS

10% on 3/23/28 & every 5 yrs thereafter (including options)

### EXPIRATION

3/23/43

### CITY/COUNTY

Loveland/Larimer

### ZONING

Loveland B – Business

### ABOUT THE PROPERTY

- Land is being sold with plans (SDP and CDs) for a 150' tunnel car wash facility with 27 vacuums.
- Located on full-movement intersection of Eisenhower and Gorom.
- Anchored by Jax Outdoor, Sam's Club, and Home Depot.

### TRAFFIC COUNTS

Eisenhower Blvd

Year: 2023 | Source: CDOT

39,000 VPD

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,040	62,197	93,116
Daytime Population	15,954	61,079	99,993
Avg. Household Income	\$87,384	\$101,063	\$114,352
Estimated Households	5,569	26,868	41,340

Year: 2024 | Source: Esri

### CONTACT

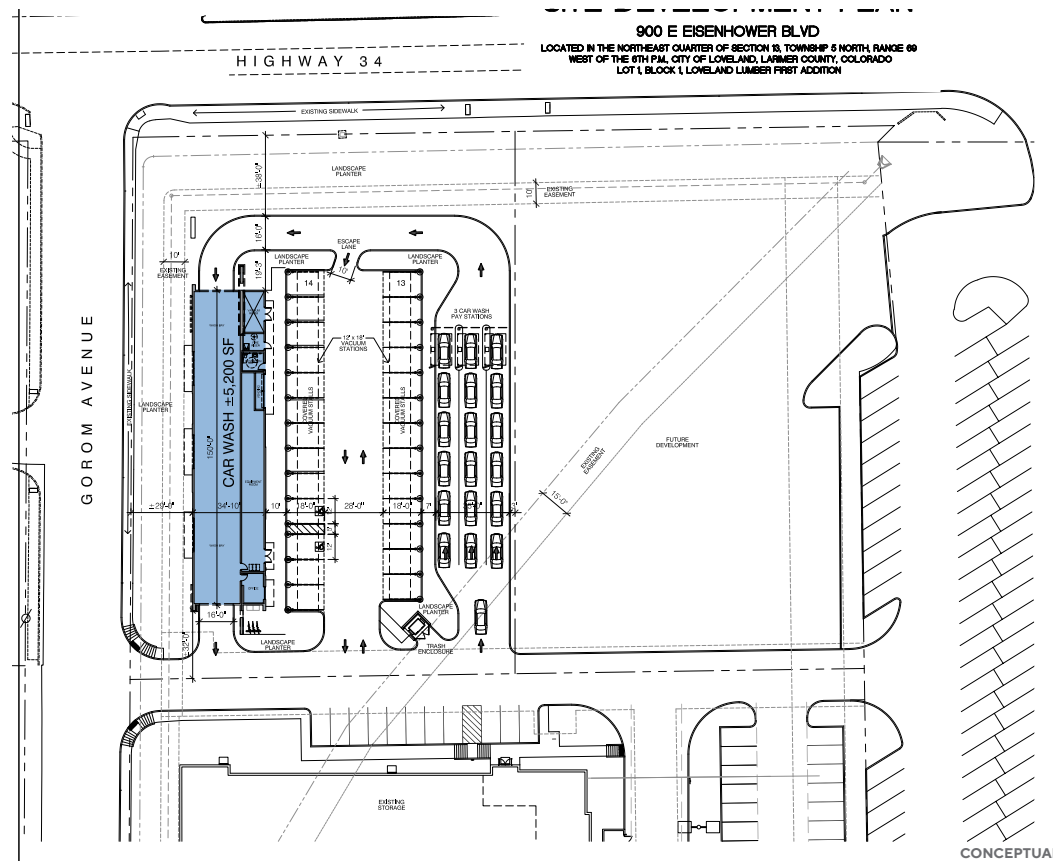
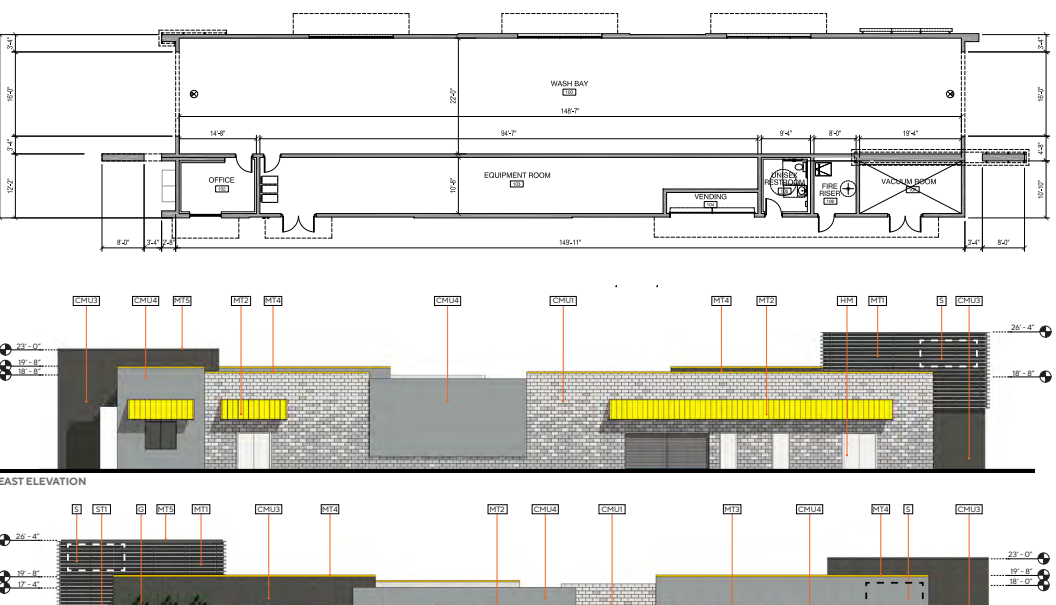
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CONCEPTUAL

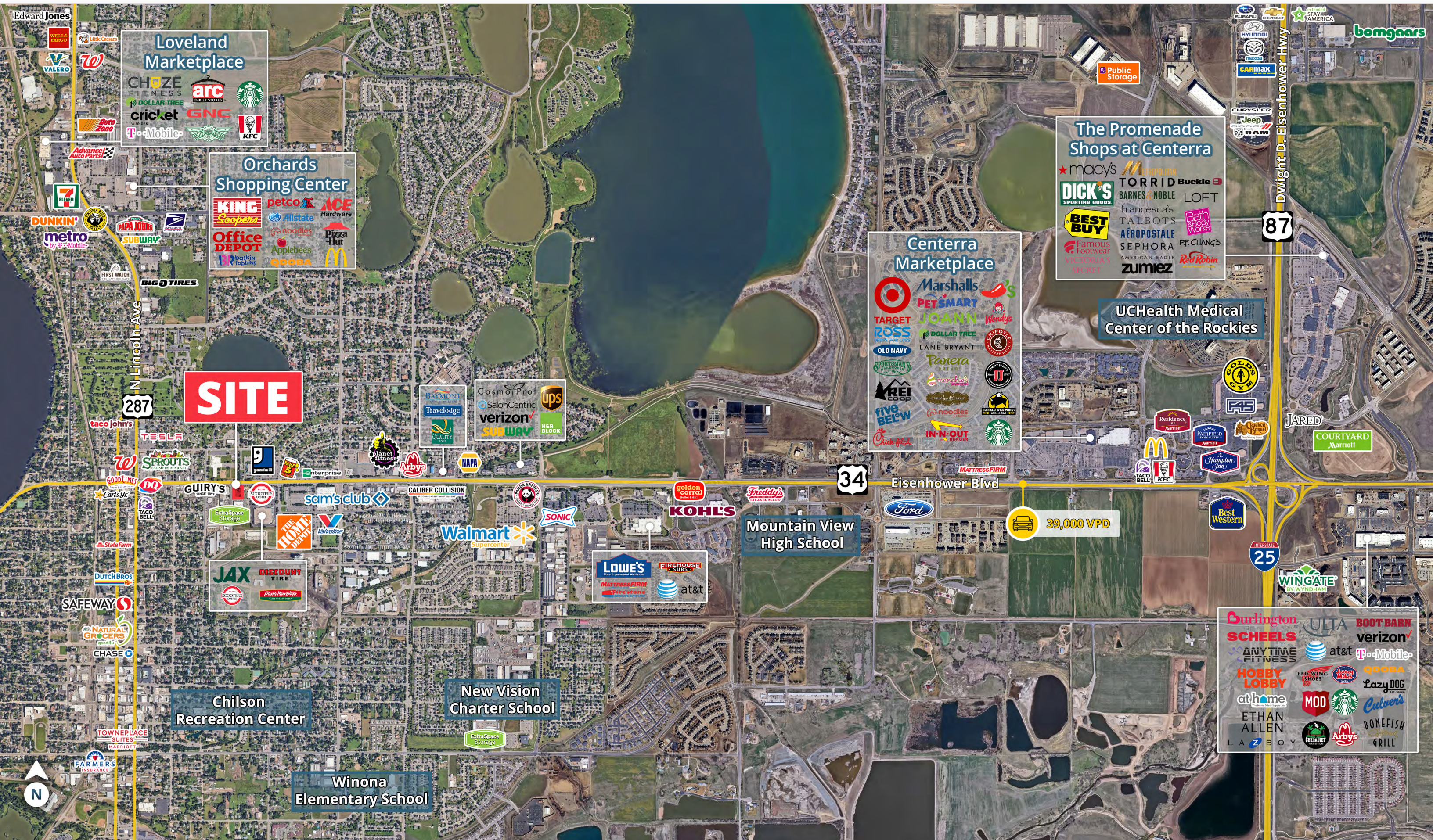


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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	12,040	62,197	96,795
2029 Projected Population	11,904	62,266	100,146
Projected Annual Growth 2024 to 2029	-0.23%	0.02%	0.68%

### Daytime Population

2024 Daytime Population	15,954	61,079	99,993
Workers	10,652	31,475	54,468
Residents	5,302	29,604	45,525

### Income

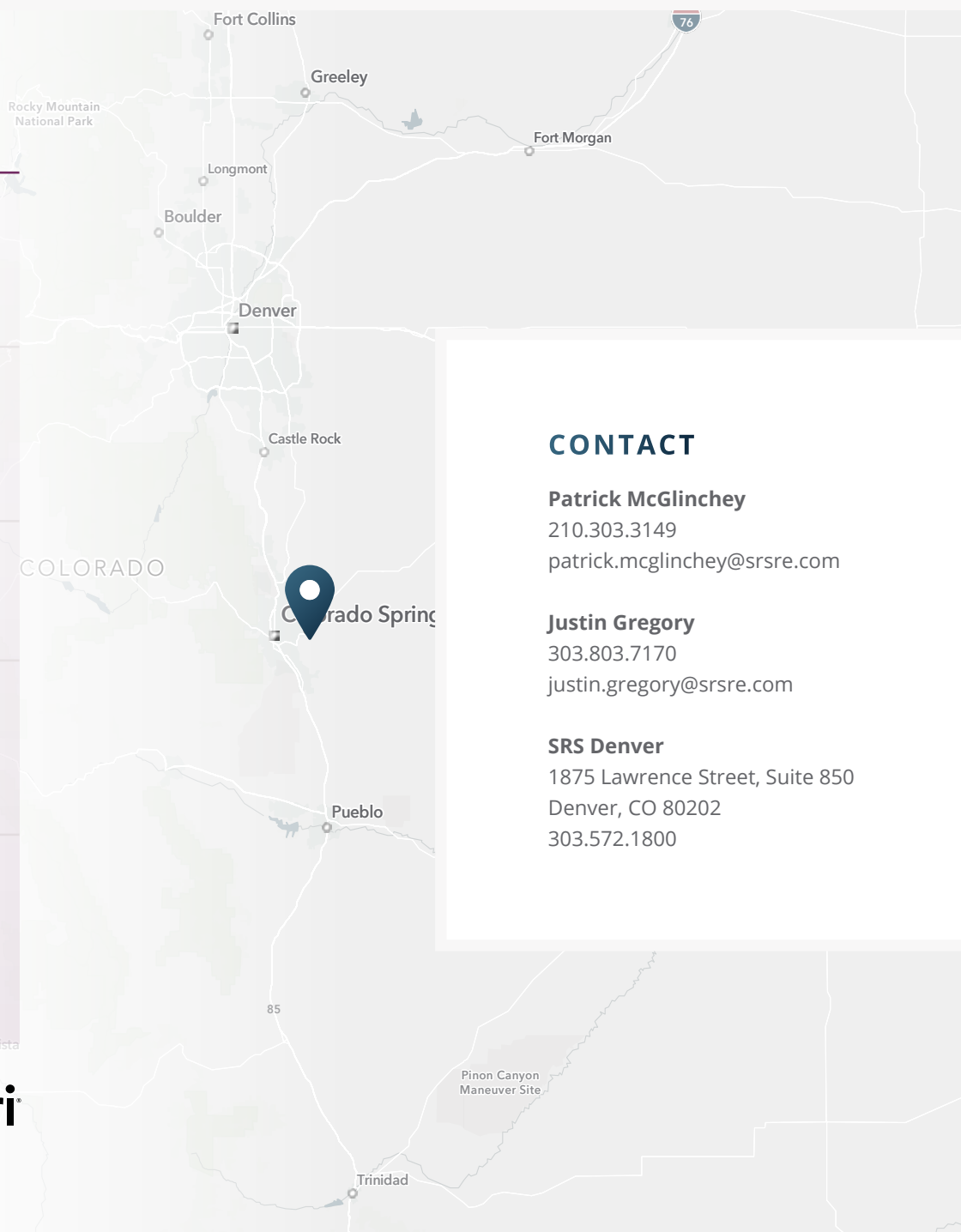
2024 Est. Average Household Income	\$87,384	\$101,063	\$114,352
2024 Est. Median Household Income	\$70,359	\$79,814	\$88,119

### Households & Growth

2024 Estimated Households	5,569	26,868	41,340
2029 Projected Households	5,591	27,359	43,666
Projected Annual Growth 2024 to 2029	0.08%	0.36%	1.10%

### Race & Ethnicity

2024 Est. White	79%	82%	83%
2024 Est. Black or African American	1%	1%	1%
2024 Est. Asian or Pacific Islander	1%	1%	1%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Hispanic Origin (Any Race)	18%	15%	14%



## CONTACT

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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE

