

# FOR LEASE

3810 North Grant Avenue  
Loveland, CO

## MEDICAL OFFICE IN CENTRAL LOVELAND

PROPERTY TYPE  
**MEDICAL/OFFICE**

AVAILABLE  
**5,000 RSF**

LEASE RATE  
**\$15.25 PSF/NNN**



### PROPERTY HIGHLIGHTS:

- 5,000 RSF medical office space available for lease located directly off of HWY 287 and 37th Street in North Loveland
- Ideal configuration for medical clinic
- Building signage with HWY 287 exposure and monument signage
- Ample parking at 4.9/1000
- Existing furniture included
- Available March 1, 2026

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY FEATURES:

- Nine exam rooms with plumbing
- Waiting room and reception area
- Nurses station
- Five offices, one conference room, break room, open work area and two restrooms
- Pharmacy set up with window access
- Ample storage in suite including caged basement storage
- Janitors closet with mop sink

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Area Demographics			
	2 Miles	5 Miles	10 Miles
<b>Population</b>			
2023 Population	35,057	99,800	290,817
2028 Population Projection	35,382	101,985	301,092
Median Age	39.9	39.7	37.7
Bachelor's Degree or Higher	34%	37%	44%
<b>Households</b>			
2023 Households	13,908	39,856	116,893
2028 Household Projections	14,040	40,788	121,194
Total Specified Consumer Spending (\$)	\$485.2M	\$1.4B	\$4.4B
<b>Income</b>			
Avg. Household Income	\$87,048	\$96,680	\$104,933
Median Household Income	\$71,717	\$78,075	\$82,841

*\*Source, CoStar*



## Fort Collins

712 Whalers Way, Bldg B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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