

137 & 155 EAST 71ST STREET
LOVELAND, COLORADO 80538



Prime Retail Development Area

Sale Price: \$10.00/SF

Lease Rate: Negotiable

This commercial land development opportunity allows for a variety of commercial uses, including retail, office, restaurants, banks and personal service shops. It is well located in the path of growth in the north Loveland area. The site is situated on a signalized intersection and is in close proximity to Walmart, Freddy's Steak Burger and Frozen Custard, Serious Texas Bar-B-Q and several other well-performing retailers. Build-to-suit options available.

PROPERTY HIGHLIGHTS

- 1.23 - 2.57 Acres (53,935 - 112,707 SF)
- Variety of commercial uses available
- Build-to-suit options available
- Close proximity to many well-performing retailers
- Located within rapid growth north Loveland area



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- First National Bank
- CHASE
- DRZS BOGGS
- REPORTER-HERALD
- Home State BANK
- Aims Community College
- SAFeway
- LOVELAND
- RIALTO

Demographics	CoStar, 2024		
	2 Mile	5 Mile	10 Mile
2024 Population	17,256	111,023	339,897
2029 Population Projection	18,378	116,961	365,275
Avg Household Income	\$110,638	\$112,755	\$107,534

- Culver's
- STARBUCKS COFFEE
- COMFORT SUITES
- 7-ELEVEN
- SHELL
- verizon wireless
- Bank of Colorado
- SCHEELS
- TREK
- ETHAN ALLEN CUSTOM OILY CENTER
- BONEFISH GRILL
- KAISER PERMANENTE

For more information, please contact:

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