

1656-1664 TOPAZ DR  
LOVELAND, CO 80537



Space Available:  
1st & 2nd Floor: 2,804 SF

Lease Rate:  
\$19.00/SF  
NNN Rate:  
\$10.44/SF

Sale Price:  
\$690,000

*TURNKEY FLEXIBLE TWO-STORY COMMERCIAL SPACE IN CENTRAL LOVELAND*

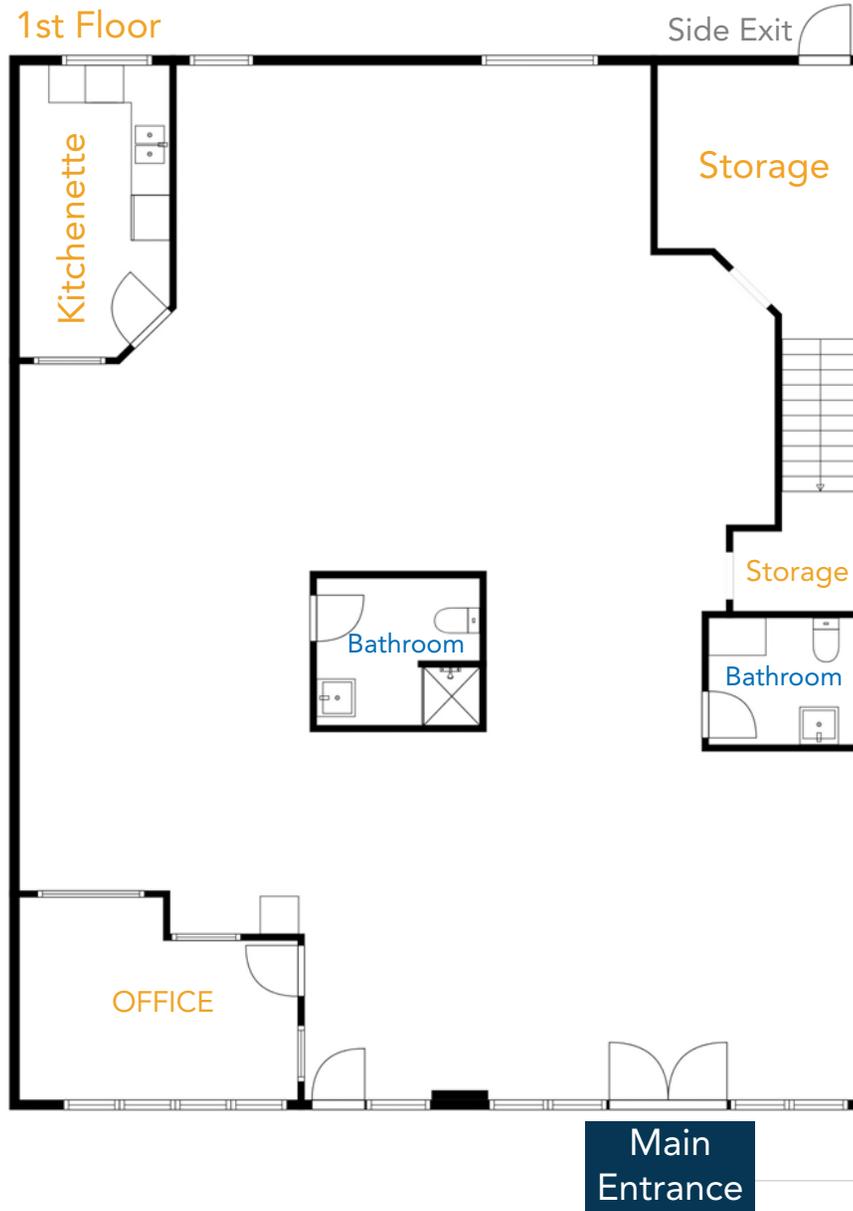
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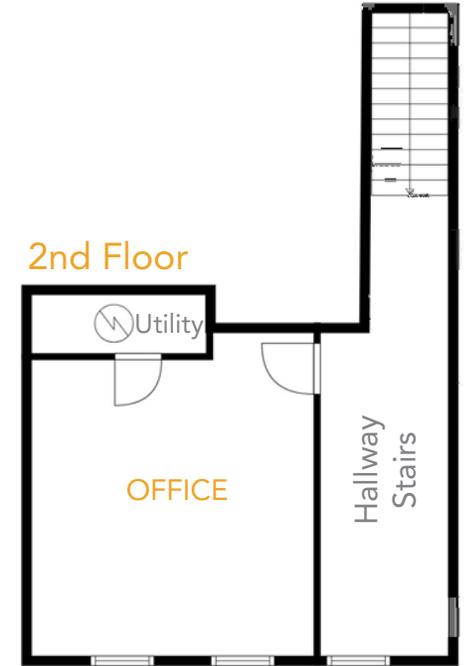
# PHOTOS & FLOORPLAN



1st Floor



2nd Floor



# PROPERTY DETAILS

## Site Details

Zoning	B - Developing Business Loveland
Acres	0.15
Parcel #	8518270064

## Utility Providers

Electric	City of Loveland
Gas	Xcel Energy
Water & Sewer	Condo Association Pays
Trash	Condo Association Pays
Internet	Loveland Pulse Fiber

## Construction

Fully Sprinkled	Yes
Roof	Flat
Unit/Suite Size	2,804 (1,621 + 1,183) SF Public Record
Heat Type	Forced Air

## Building Amenities

Building Signage	Yes, Lighted Sign Above Unit
Kitchenette	(1)
Restroom Count	(2)
Showers	(1)
Gym Equipment for Sale (per separate agreement)	Equipment List ( <a href="#">click here</a> )

## Demographics & Traffic

Median Household Income	\$71,648 (3-mi radius)*
Traffic Count (Retail) CoStar	41,888 approx VPD Boise Ave*

\*Source: CoStar 2026



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 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.