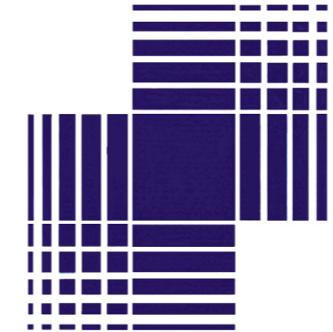


J&B BUILDING COMPANY
8933 E Union Ave #216, Greenwood Village, CO 80111
(303) 741-6343
www.jandbbuilding.com

AREA MAP



Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent the interest of the seller/lessor. J & B Building Company will not act as your agent unless an agency agreement is signed and in effect.



WESTLAKE PLAZA

1455 West Eisenhower Blvd Loveland, CO 80538

FOR LEASE: Safeway Anchored Retail

LEASE RATE: \$15/SF NNN

AVAILABLE: 1,300 -1,800 SF

WESTLAKE PLAZA



PROPERTY FEATURES AND CONTACT INFORMATION

- Available SF: 1,300 -1,800 SF
- Est. NNN (2025): \$10.08/ SF
- Anchored by newly remodeled Safeway
- Ample parking and easy access off Hwy 34
- High traffic intersection in the middle of town
- Join Safeway, Great Clips, Chipotle, Lash & Co and others at this busy Supermarket-anchored neighborhood center!

Ken Burkhart
303.741.6343 ext. 109
Ken@JandBBuilding.com



J&B BUILDING COMPANY

8933 E Union Ave #216, Greenwood Village, CO 80111
(303) 741-6343
www.jandbbuilding.com



FOR MORE INFORMATION
CONTACT
Ken Burkhart
303.741.6343 ext. 109
Ken@JandBBuilding.com

CONTACT
Ken Burkhart
303.741.6343 ext. 109
Ken@JandBBuilding.com

WESTLAKE PLAZA SITE PLAN



WESTLAKE PLAZA

1455 WEST EISENHOWER
LOVELAND, CO 80538

UNIT	TENANT	SF
A1/A2	EL PUEBLITO	2,400
A3	EL PUEBLITO RETAIL	1,200
A4	NAIL SALON	1,200
A5	Vape & Smoke	2,181
A6	ARTE PIZZERIA	1,732
A7	Vacant	1,800
A8	RU YI MASSAGE	2,030
A9	GREAT CLIPS	1,635
1581	Vacant	1,300
1585	EVEREST LIQUORS	2,700
1421	CHIPOTLE	2,400
1425	LASH & CO	1,101

PRICING AND AVAILABILITY

Unit A7 1,800 SF \$15.00/SF or \$3,762. /month (W/NNN's)
Unit 1581 1,300 SF \$15.00/SF or \$2,717 /month (W/NNN's)

	1 Mile	3 Miles	5 Miles
POPULATION	8,504	72,050	91,240
HOUSEHOLDS	3,722	28,897	36,657
INCOME	\$64,384	\$80,511	\$86,797
BUSINESSES	371	2,824	3,444
EMPLOYEES	3,595	26,699	33,671
TRAFFIC COUNT	29,000 VPD 14th St and Taft Ave		



LARGEST INDUSTRY GAP & POTENTIAL USERS

AUTO PARTS
BOOK STORES
CLOTHING STORES
CLOTHING ACCESSORY STORES
DRINKING PLACES & ALCOHOL
ELECTRONICS & APPLIANCES
FLORISTS
FULL SERVICE RESTAURANTS
FURNITURE STORES
GENERAL MERCHANDISE STORES
GIFT STORES
HOBBY STORES
JEWELRY STORES
LAWN & GARDEN EQUIPMENT
LEATHER GOODS STORES
LUGGAGE STORES
MUSIC STORES
OFFICE SUPPLIES
SHOE STORES
SPECIALTY FOOD AND BEVERAGES
SPORTING GOODS
USED MERCHANDISE STORES



J&B BUILDING COMPANY
8933 E Union Ave #216, Greenwood Village, CO 80111
(303) 741-6343
www.jandbbuilding.com

J&B BUILDING COMPANY
8933 E Union Ave #216, Greenwood Village, CO 80111
(303) 741-6343
www.jandbbuilding.com