

Standard Retail Buildout

1391 N Denver Ave | Loveland, CO 80537



AVAILABLE NOW

1,248 SF

RATE

Negotiable

NNN

\$22.96/SF

OWNER



ABOUT THE PROPERTY

- Walmart anchored center
- Diverse tenant mix
- Good visibility to Eisenhower Blvd with over 53,000 VPD
- Standard retail build-out

TRAFFIC COUNTS

N Denver Ave	12,893 VPD
E Eisenhower Blvd, W of Site	47,200 VPD
E Eisenhower Blvd, E of Site	50,000 VPD

Year: 2024 | Source: Esri

CONTACT

Tami Lord | 303.390.5244 | tami.lord@srsre.com

JOIN THESE RETAILERS



COMING SOON

DEMOGRAPHICS

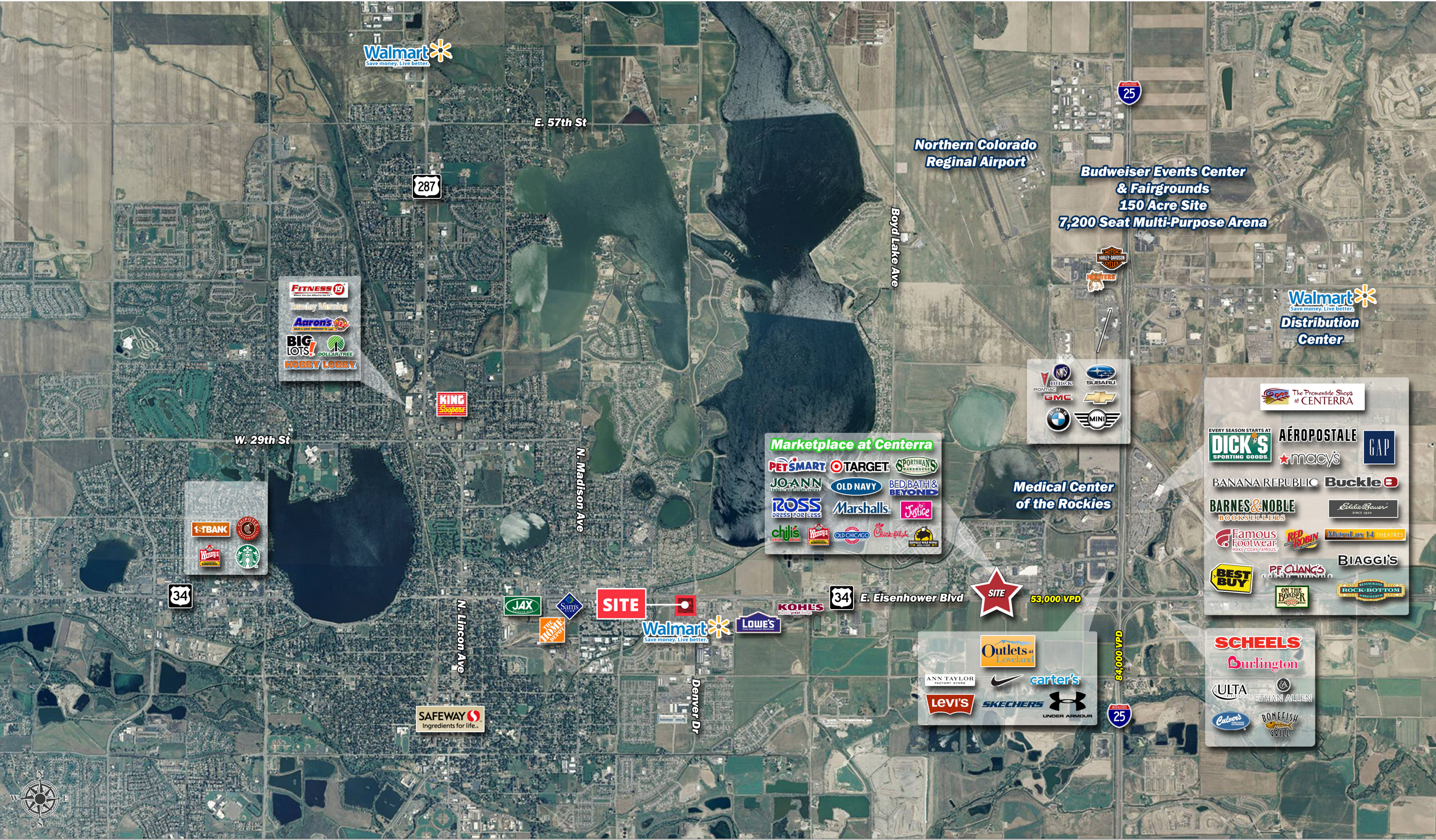
	1 Mile	3 Miles	5 Miles
Population	8,872	42,837	97,048
Total Households	3,786	18,883	41,576
Avg. HH Income	\$105,591	\$105,538	\$115,069
Daytime Population	11,091	52,845	102,657

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Population

Daytime Population

Income

Households & Growth

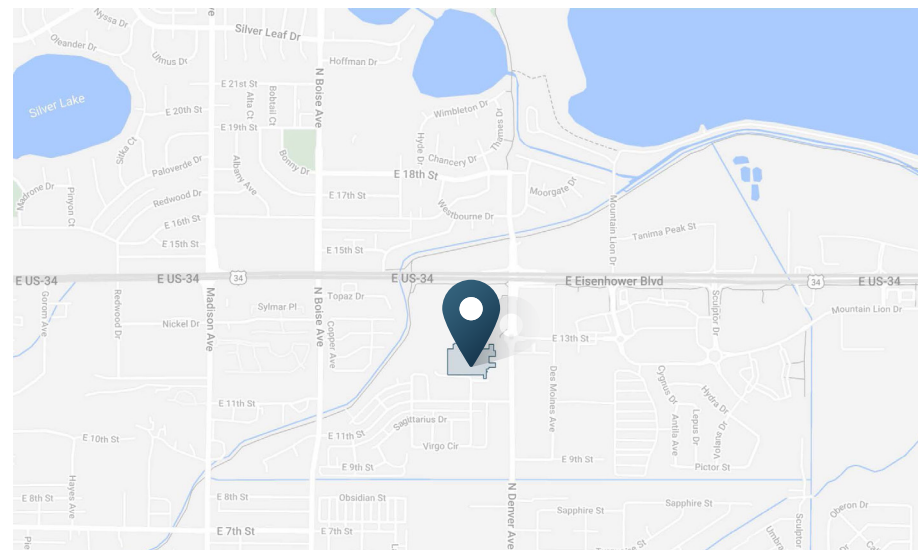
Race & Ethnicity

SOURCE



Heat Map

Locator Map





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Tami Lord
303.390.5244
tami.lord@srsre.com

SRSRE.COM

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