

# Boise Ave. Medical Office Condo

1808 N Boise Ave, Suite 110 Loveland, CO  
80538



FOR SALE

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# For Sale

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## Property Description

Offered at \$1,100,000, this 4,815± SF medical office condo presents an excellent owner-user opportunity in Loveland's established medical corridor. The property is 100% leased to the American Red Cross with less than three years remaining on the current term, providing immediate income and a clear path to future occupancy. Located near McKee Medical Center and surrounded by complementary healthcare practices, the property offers flexible medical zoning, strong visibility, and limited competing inventory—making it an attractive choice for medical or professional users seeking long-term control in a premier location.

## Property Highlights

- 4,815± SF medical office condo, 100% leased to the American Red Cross
- Less than three years remaining on lease; ideal for future owner occupancy
- Prime location near McKee Medical Center and other medical providers
- Strong visibility and access along North Boise Avenue

## Offering Summary

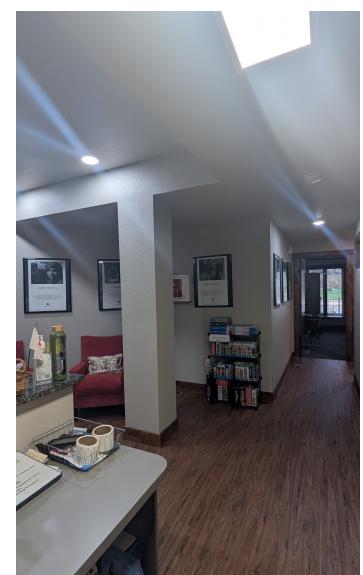
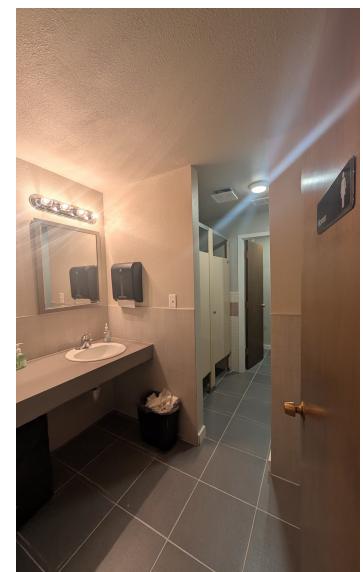
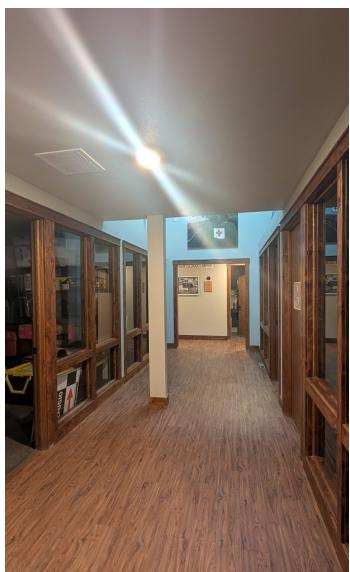
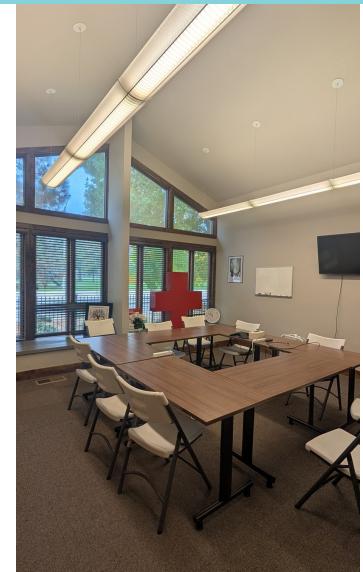
Sale Price:	\$1,100,000
Number of Units:	1
Lot Size:	1 Acres
Building Size:	4,815 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	421	1,542	3,759
Total Population	975	3,481	8,689
Average HH Income	\$87,706	\$86,504	\$92,144

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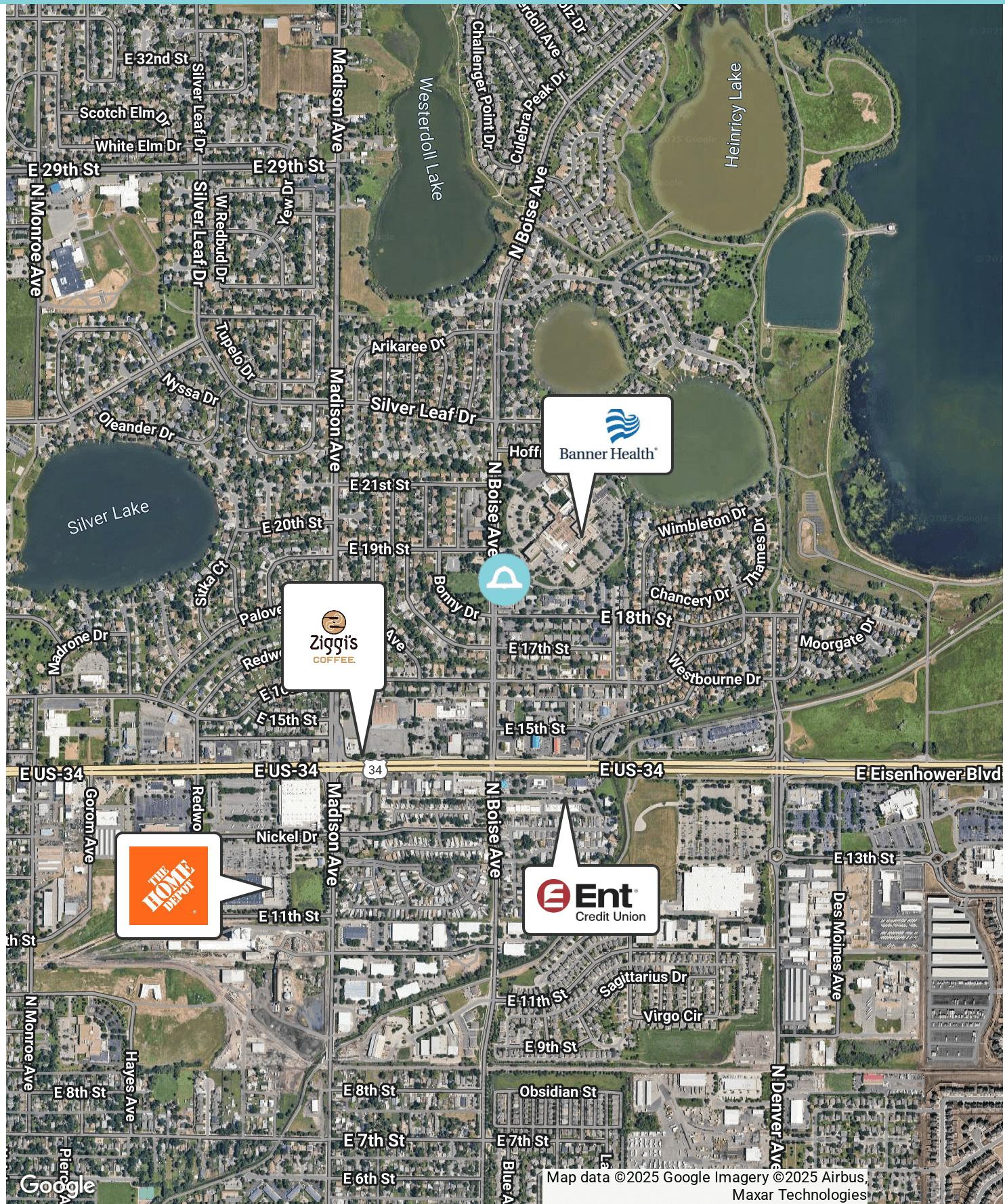
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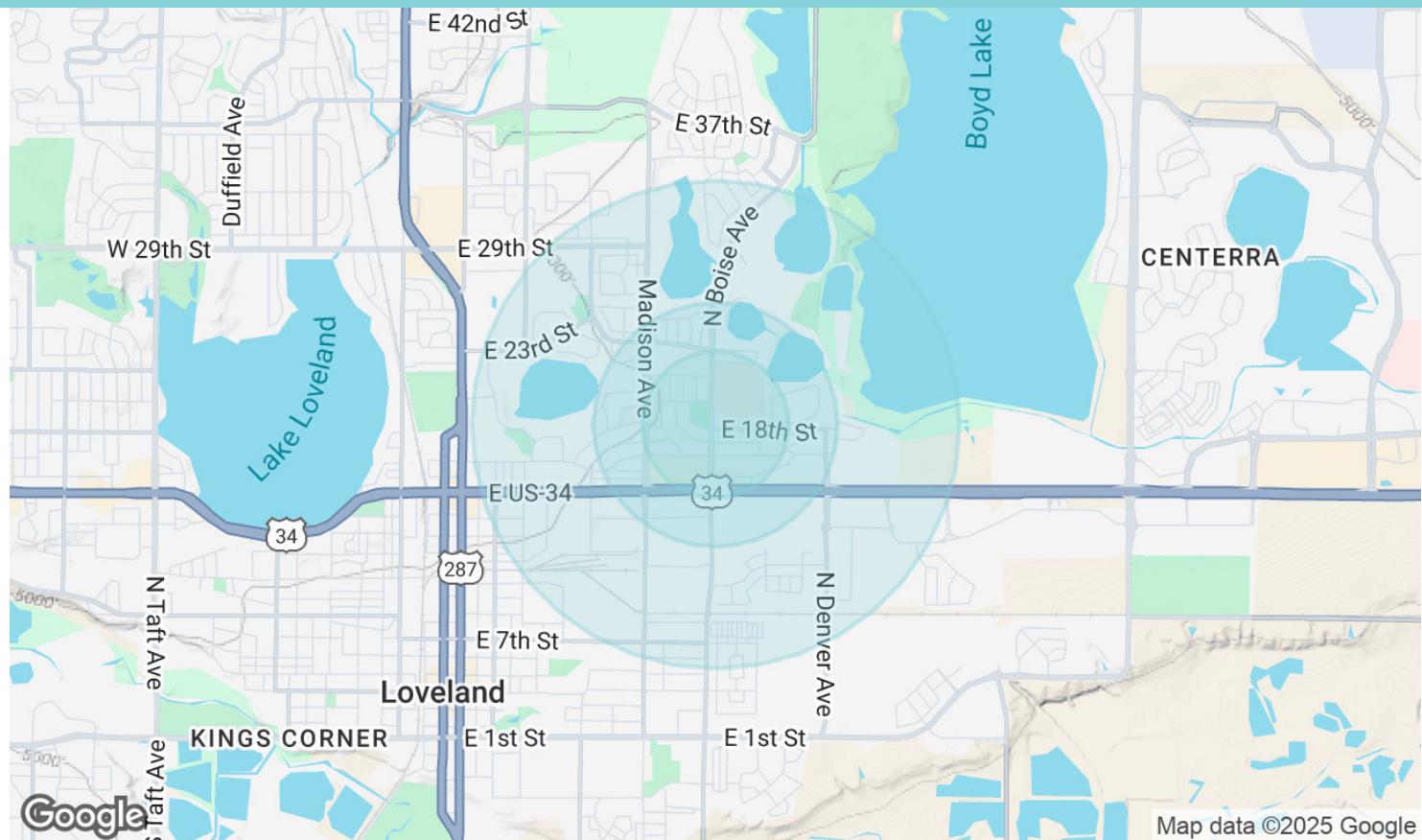
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	975	3,481	8,689
Average Age	41	43	43
Average Age (Male)	40	42	41
Average Age (Female)	43	45	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	421	1,542	3,759
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,706	\$86,504	\$92,144
Average House Value	\$507,597	\$481,278	\$517,798

*Demographics data derived from AlphaMap*

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**Tony Miranda**

Associate Advisor

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Direct: **720.881.8669**

## Professional Background

As a communications professional with a passion for problem-solving and relationship-building, Tony quickly discovered a passion for the commercial real estate industry. A graduate from the University of South Carolina, with a bachelor's and master's degree in mass communication and several years in the communications field, he decided to transition his skills and expertise to commercial real estate.

Tony was drawn to the challenges and rewards of helping clients find the right property, negotiate deals, and build successful and lasting partnerships, which has helped sharpen his logistical skills. Armed with a dedicated work ethic and a willingness to learn, Tony has quickly immersed himself in the commercial real estate world.

Through his experience in communications, Tony has developed a unique set of skills that has proven to be invaluable in the commercial real estate industry. His ability to connect with people, manage relationships, and communicate effectively has helped him build a successful career in commercial real estate. Tony has worked with a diverse range of clients, from small business owners to multinational organizations, and has consistently delivered exceptional results.

Today, Tony is proud to be a commercial real estate professional in Colorado, helping clients achieve their real estate goals with a focus on integrity, hard work, and exceptional service. Whether you are looking to buy, sell, or lease commercial property, he is committed to delivering outstanding results and building lasting relationships.

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