

AVAILABLE FOR LEASE

**2283 & 2289**

**EAST 11TH STREET, LOVELAND, CO**



LEASE RATE: \$17.00/SF NNN

NNN: \$4.28/SF (EST.)

2,241-4,529 SF AVAILABLE

RARE FENCED OUTSIDE STORAGE INCLUDED



# PROPERTY PROFILE

## UNIT (1) 2283

Main Level	1,701 SF
Mezzanine	587 SF
<b>TOTAL</b>	<b>2,288 SF</b>



**200 AMPS, 3-PHASE**  
Power



**29 SPACES  
(NON-EXCLUSIVE)**  
Parking



**(1) 14' X 12' OHD**  
Loading (Per Unit)

## UNIT (2) 2289

Main Level	1,665 SF
Mezzanine	576 SF
<b>TOTAL</b>	<b>2,241 SF</b>



**22'**  
Clear Height



**FENCED  
OUTDOOR STORAGE**  
Included



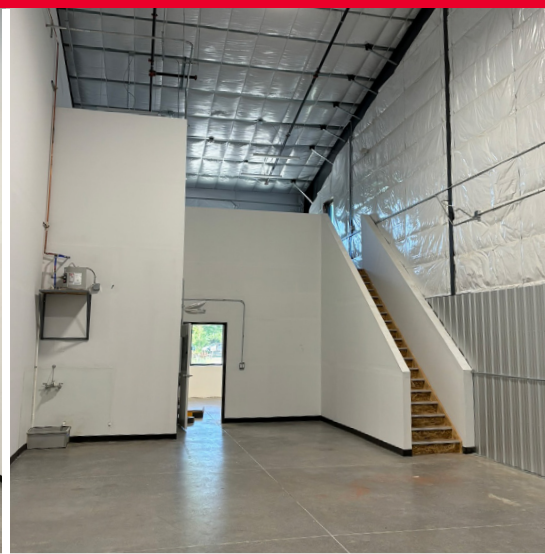
**1.11 ACRES  
(48,614 SF)**  
Site Size



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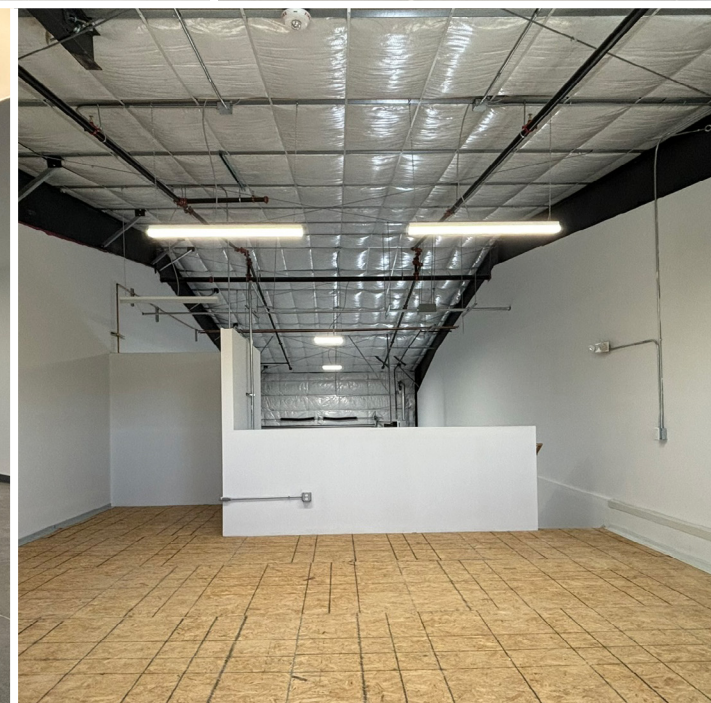
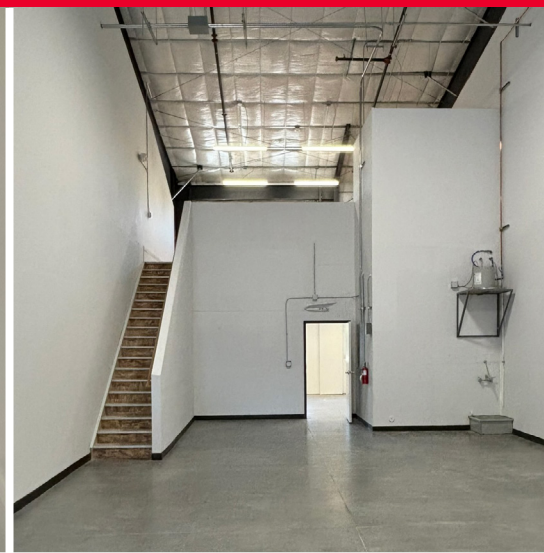
# UNIT 2283



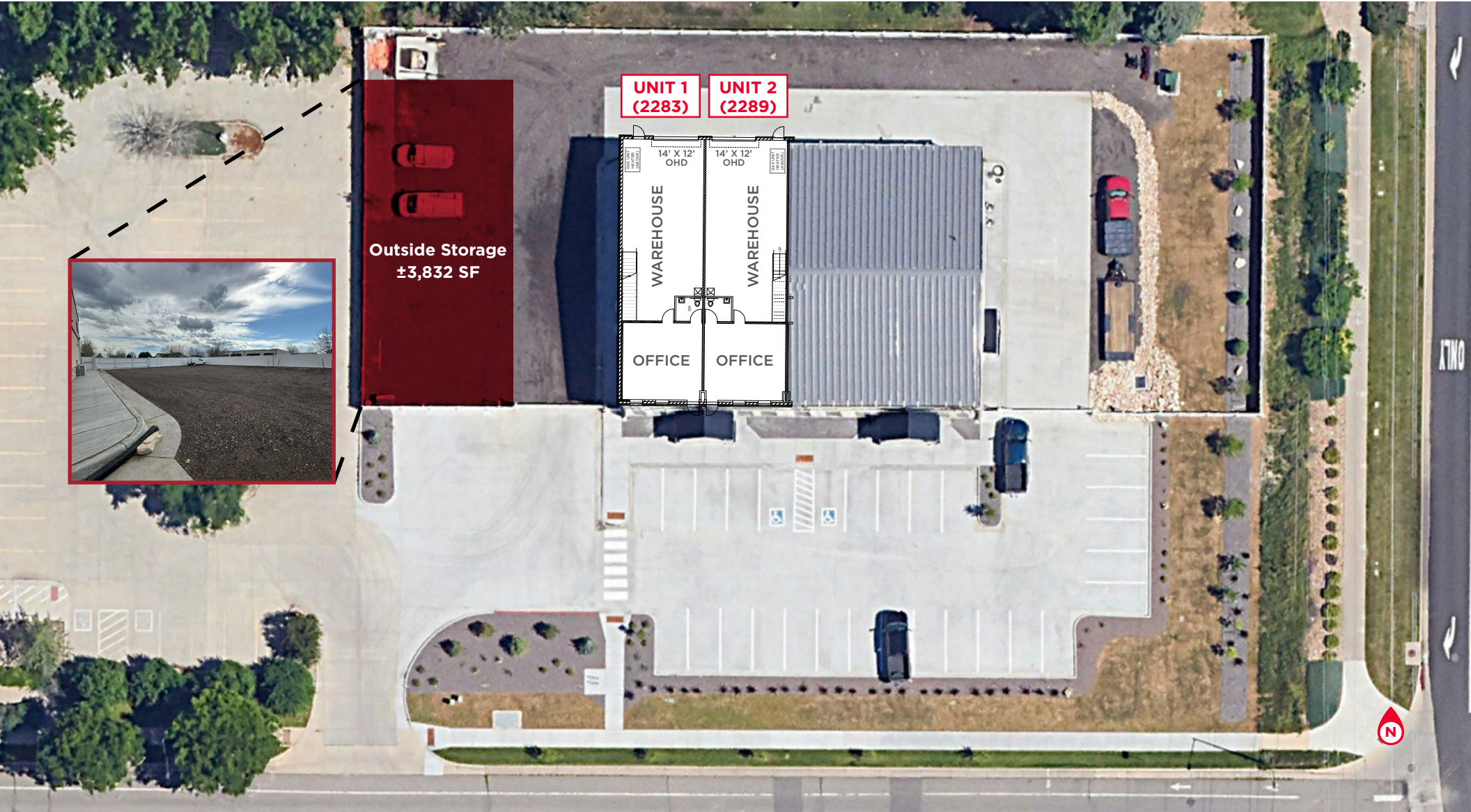
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# UNIT 2289



# FLOOR PLAN



# MARKET OVERVIEW



## CITY OF LOVELAND

The city of Loveland is south of Fort Collins, its larger neighbor and the county seat. The two cities have been steadily growing towards each other over the last several decades and are considered to be a single metropolitan area by the U.S. government. The establishment of county-owned open space between the two communities in the 1990's was intended to create a permanent buffer to contiguous growth.

Loveland has aggressively expanded its incorporated limits eastward to embrace the interchanges at Interstate 25 (I-25). The I-25 & Crossroads Boulevard intersection and the I-25 & U.S. Highway 34 intersection are both being developed with retail and commercial properties filling in nicely. In the last decade, the I-25 & Hwy. 34 intersection has become a primary commercial hub of northern Colorado, with the construction of shopping centers such as the Promenade Shops at Centerra and the Outlets at Loveland, and the addition of the Budweiser Events Center.

The Medical Center of the Rockies has also been built near the Interstate 25 and U.S. Highway 34 interchange, Centerra. Loveland has embraced urban living and has two successful multifamily assets located in the heart of the downtown corridor. In addition, there are dozens of historic homes located within a short walk of downtown. The retail establishments of Lincoln Place consider downtown Loveland's residents the most crucial amenity in that a built-in customer base is present.



**78,526**  
2024 Population



**33,888**  
2024 Households (HH)



**\$128,699**  
Average HH Income



**42.4**  
Median Age

# LOCATION MAP



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