

**4,301 SF ENDCAP RETAIL CONDO FOR SALE OR LEASE**

Sale Price: \$1,250,000

Lease Rate: \$16.00/SF NNN

Located on the North side of Loveland, this property is perfect for a business that wants to be in the middle of the action. With close proximity to Fort Collins, it naturally draws customers/clients from nearby population hubs. This property was being built out for an escape room concept. There is still work to be done, but it could be re-imagined and finished with a new operator. Some uses that could work for this property with a public transportation hub directly west of the building. Escape rooms, social services, financial services, legal, spa/wellness are a few that could be a great fit. There is monument signage, building signage and plenty of parking.

PROPERTY FEATURES

Available Size 4,301 SF

of Units Available 3

Year Built 2005

Signage Building & Monument

Parking 29 Spaces (2.78 : 1,000 SF)

Zoning B - Developing Business

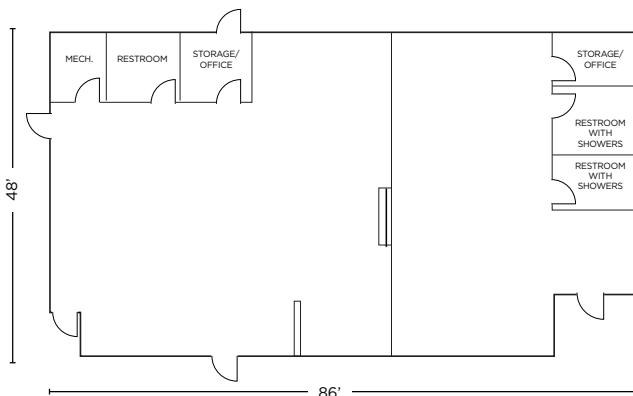


320-324-328 W. 37TH ST.

LOVELAND, COLORADO 80538



For reference only - not current layout



Demographics	CoStar, 2024		
	1 Mile	3 Miles	5 Miles
2023 Population (Pop.)	11,730	57,549	98,806
2023 Households	4,603	23,484	39,516
Avg. Household Income	\$78,803	\$86,969	\$96,268
Daytime Population	4,897	23,962	46,179

For more information, please contact:

CHASE CHRISTENSEN
Senior Associate

+1 970 217 6382
chase.christensen@cushwake.com

JARED GOODMAN, CCIM, SIOR
Managing Director

+1 970 690 4227
jared.goodman@cushwake.com

ANNE SPRY
Senior Associate

+1 970 690 0167
anne.spry@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com