

# RESTAURANT / RETAIL SPACE FOR LEASE

3525 Mountain Lion Dr., Loveland, CO



## PROPERTY DETAILS

### Available Space:

Suite 3525: 1,229 SF 2nd floor

### Lease Rate: \$35.00/SF NNN

(NNN \$11.08/SF)

### Co-Tenants:

- Inta Juice
- Chris Lane Salon & Spa
- Pelican Joe's Pizza
- Columbine Drug

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## MOUNTAIN LION PLACE INLINE RETAIL

**LEASE RATE: \$35.00/SF NNN (\$11.08/SF)**

- Rare restaurant ready space in convenient east Loveland location
- Diverse co-tenancy with excellent fundamentals
- Located directly in front of Mountain View High School with direct access from US Highway 34
- End cap space with restaurant infrastructure
- Convenient US Highway 34 location with good access, heavy traffic, and excellent visibility/signage



### DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	5,248	35,877	90,090
Avg. HH Income	\$131,647	\$116,428	\$114,100
Households	2,224	15,933	38,425
Businesses	134	2,500	4,136
Employees	2,907	31,548	49,547



### TRAFFIC COUNTS (Source: STDBOnline)

E. Eisenhower @ Mountain Lion Dr.	42,500 VPD
E. Eisenhower @ Boyd Lake	40,000 VPD

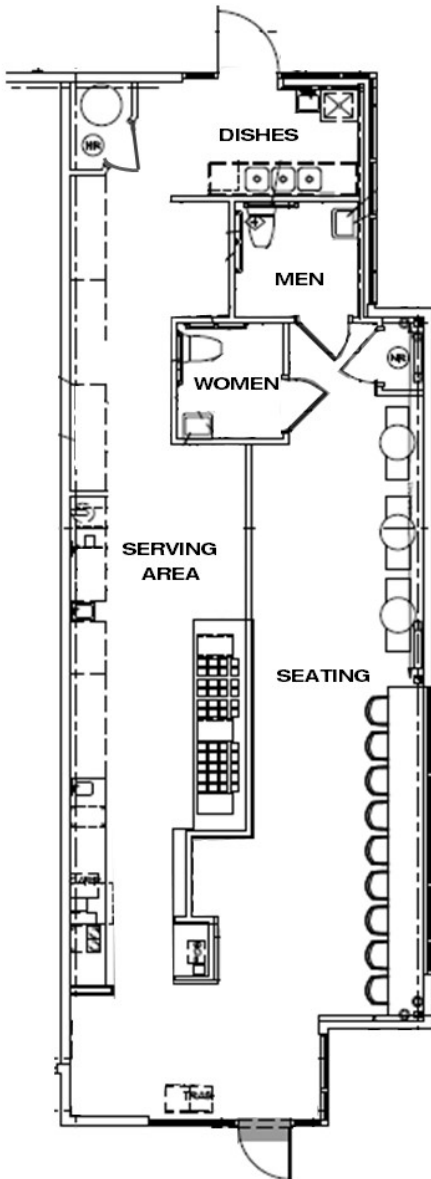
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## Suite 3525

- End cap space with restaurant infrastructure
- Excellent windows & natural light
- Easily converted for restaurant or retail uses
- Building signage on storefront and on Highway 34





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## Area Retail



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