

MEDICAL/OFFICE/SURGERY SPACE FOR LEASE

790 W. Eisenhower Blvd., Loveland, CO



PROPERTY DETAILS

Available Space: 4,055 RSF

Lease Rate: \$15/SF NNN

(NNN \$9.06/SF includes elec., water/sewer)

Proposed Use:

Surgical, medical, health & wellness

Co-Tenants:

- Lake Loveland Dermatology,
- Wellness Restoration
- Support, Inc.

Rico Devlin

Sr. Partner/Sr. Broker

970-413-1182

rico@lcrealestategroup.com

co-listed with:

Jason Kruse

Broker/CCIM

303-449-2131

jason@coloradogroup.com

Colorado Group

LAKE LOVELAND MEDICAL/Wellness CENTER

LEASE RATE: \$15/SF NNN (\$9.06/SF)

- Functional office/retail space in high visibility location across from Lake Loveland, can be leased together or separately
- Central Loveland location with direct access to US Highway 34 - 25,000 VPD
- Lower level spaces with storefront parking and ground level access
- Suite 790: medical/surgery office ready for tenant specific paint & finishes + equipped with sinks, gas/vaccum lines, and surgery lamps
- Close proximity to many restaurants, retailers and downtown Loveland
- Quick access to Taft Avenue and US Highway 287
- Monument signage on US Highway 34 available



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2024 Population	8,302	69,175	92,479
Avg. HH Income	\$90,784	\$100,647	\$111,459
Households	3,874	29,576	39,428
Businesses	708	3,044	3,865
Employees	6,282	28,948	41,352



TRAFFIC COUNTS (Source: STDBOnline)

W. Eisenhower at property

28,000 VPD

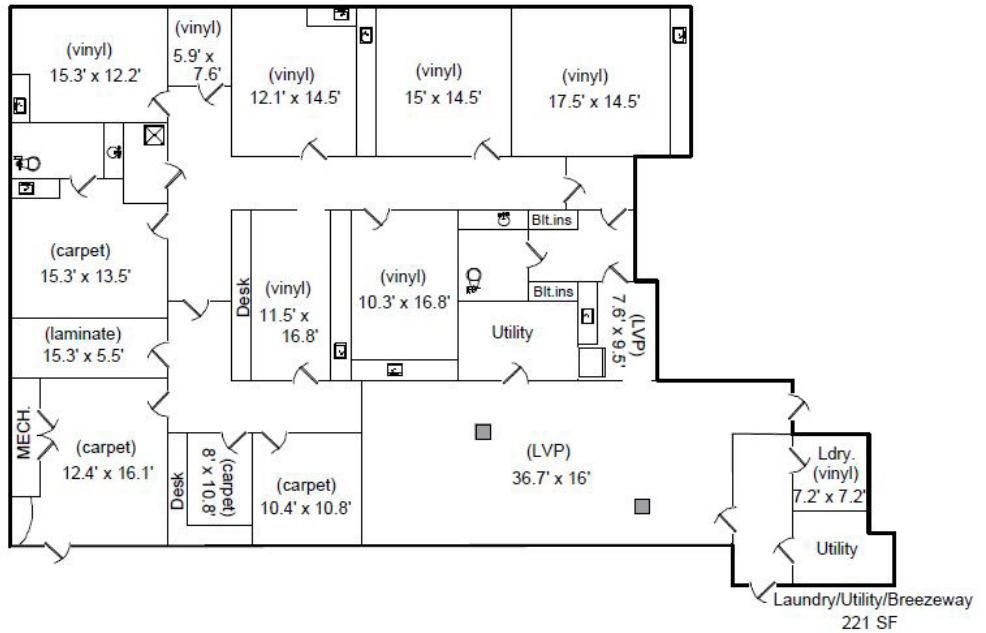
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Suite 790 - +/- 4,055 RSF

- Turn-key surgical suite - equipped with oxygen, nitrous oxide & vacuum lines
- Private office, 5 treatment rooms, reception, training room/break area, kitchenette, nurses station and two restrooms
- Perfect for many medical/surgery users
- Landlord willing to participate in Tenant Improvements for right lease agreement
- All treatment rooms equipped with sinks, gas lines, and surgery lamps



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