

1570 W. 1ST STREET

LOVELAND, CO 80537



PROPERTY DESCRIPTION

Unique architectural design and office layout creates a nice work environment with outdoor space as well. Zoned (B) Developing business district allows for a variety of different uses. Large parking lot makes it convenient for staff and customers. Conference room table + chairs, reception desk, and some additional desks can be included in transfer. Abundant outdoor areas and trails in close proximity; Centennial Park, Big Thompson River, Cottonwood Run Natural Area, and River's Edge Natural Area. Located in flood zone, flood insurance required and available.

OFFERING SUMMARY

Sale Price	\$400,000
Building Size	2,553 SF
Price/SF	\$156/SF
Zoning	B
7 Private Offices	
Conference Room + Kitchenette	

PROPERTY HIGHLIGHTS

- Stand Alone Office Building
- ADA Accessible
- Quick Access to HWY 34 and HWY 287
- 19,094 VPD Traffic Count (2022)

RE/MAX
COMMERCIAL

ALLIANCE

NICK WHITWORTH

Commercial Broker
970.222.3010
nickw@remax.net

BRICE BURKHARDT

Commercial Broker
970.222.0811
briceb@remax.net

COLORADOCOMMERCIALBROKERS.COM

Office: 970.482.1781 | 125 S. Howes St, Suite 120, Fort Collins, CO 80521
Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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LINKS

- Land Use Code
Click/Scan to View



- Flood Zone GIS Map
Click/Scan to View



UTILITY PROVIDERS

- Water City of Loveland
- Sewer City of Loveland
- Electric City of Loveland
- Gas Xcel Energy
- Internet Comcast



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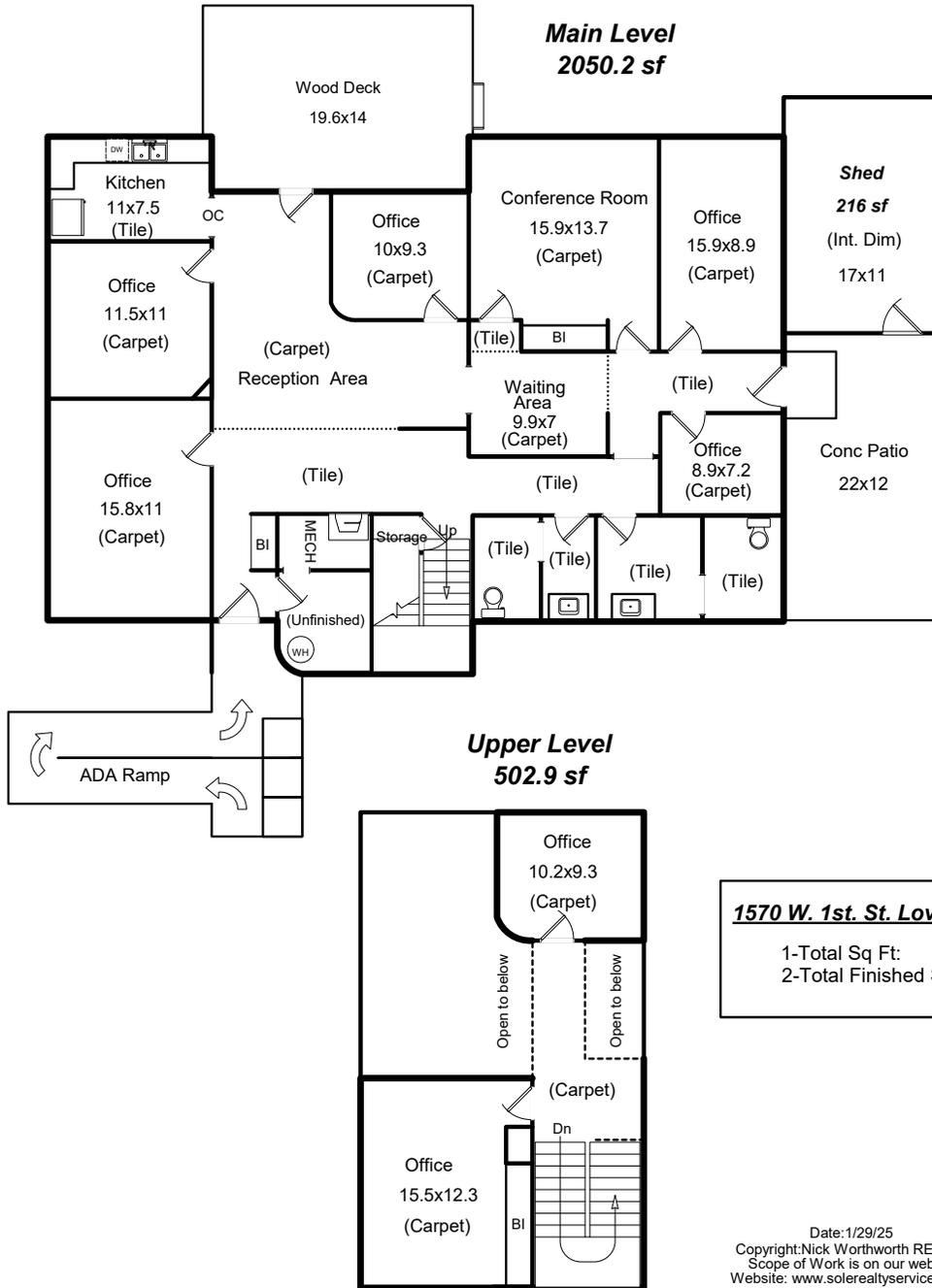
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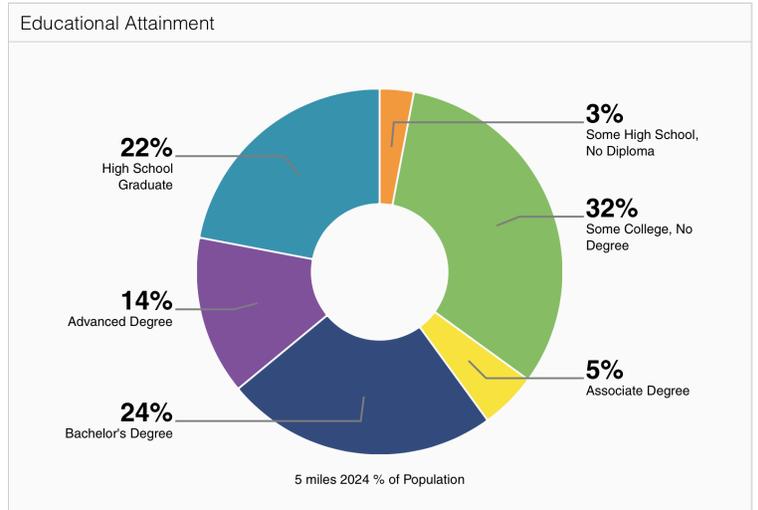
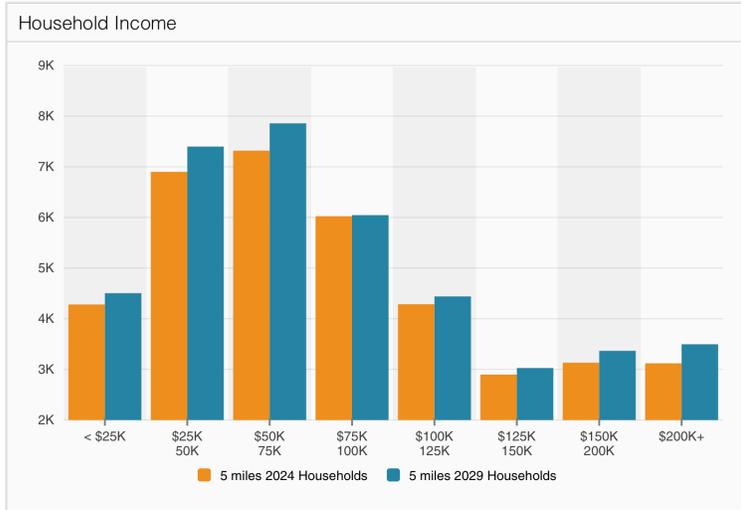
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POPULATION

	2 MILE
2020 Population	31,174
2024 Population	29,554
2029 Population Projection	30,844
Annual Growth 2020-2024	-1.3%
Annual Growth 2024-2029	0.9%
Median Age	42.7
Bachelor's Degree or Higher	34%
US Armed Forces	14

5 MILE

2020 Population	90,767
2024 Population	91,116
2029 Population Projection	96,121
Annual Growth 2020-2024	0.1%
Annual Growth 2024-2029	1.1%
Median Age	42.6
Bachelor's Degree or Higher	37%
US Armed Forces	65

10 MILE

2020 Population	190,455
2024 Population	197,622
2029 Population Projection	211,133
Annual Growth 2020-2024	0.9%
Annual Growth 2024-2029	1.4%
Median Age	41.5
Bachelor's Degree or Higher	44%
US Armed Forces	318

INCOME

	2 MILE
Avg Household Income	\$83,798
Medial Household Income	\$68,735
< \$25,000	1,574
\$25,000 - 50,000	2,808
\$50,000 - 75,000	2,764
\$75,000 - 100,000	2,162
\$100,000 - 125,000	1,369
\$125,000 - 150,000	820
\$150,000 - 200,000	805
\$200,000+	591

5 MILE

Avg Household Income	\$97,537
Medial Household Income	\$76,996
< \$25,000	4,282
\$25,000 - 50,000	6,901
\$50,000 - 75,000	7,319
\$75,000 - 100,000	6,025
\$100,000 - 125,000	4,287
\$125,000 - 150,000	2,898
\$150,000 - 200,000	3,133
\$200,000+	3,121

10 MILE

Avg Household Income	\$117,297
Medial Household Income	\$91,832
< \$25,000	7,364
\$25,000 - 50,000	11,413
\$50,000 - 75,000	13,480
\$75,000 - 100,000	10,801
\$100,000 - 125,000	9,265
\$125,000 - 150,000	6,761
\$150,000 - 200,000	8,959
\$200,000+	11,016



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