

HIGHWAY 287 RETAIL

103-115 EAST 71ST STREET | LOVELAND, COLORADO 80538

DRIVE-THRU AVAILABLE

PRIME RETAIL AREA | HIGHWAY 287 FRONTAGE

Lease Rate: \$18.00 - \$24.00/SF NNN

Estimated NNN: \$15.00/SF

**TURNKEY BUILD OUT AVAILABLE FOR QUALIFIED TENANTS
MINIMUM 5 YEAR LEASE REQUIRED**

AVAILABILITY

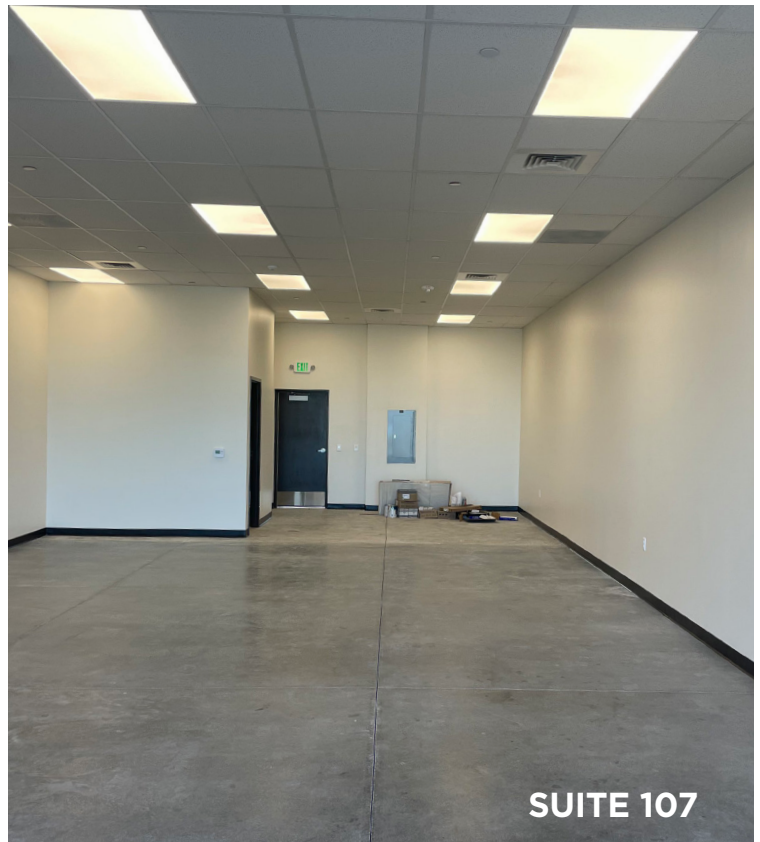
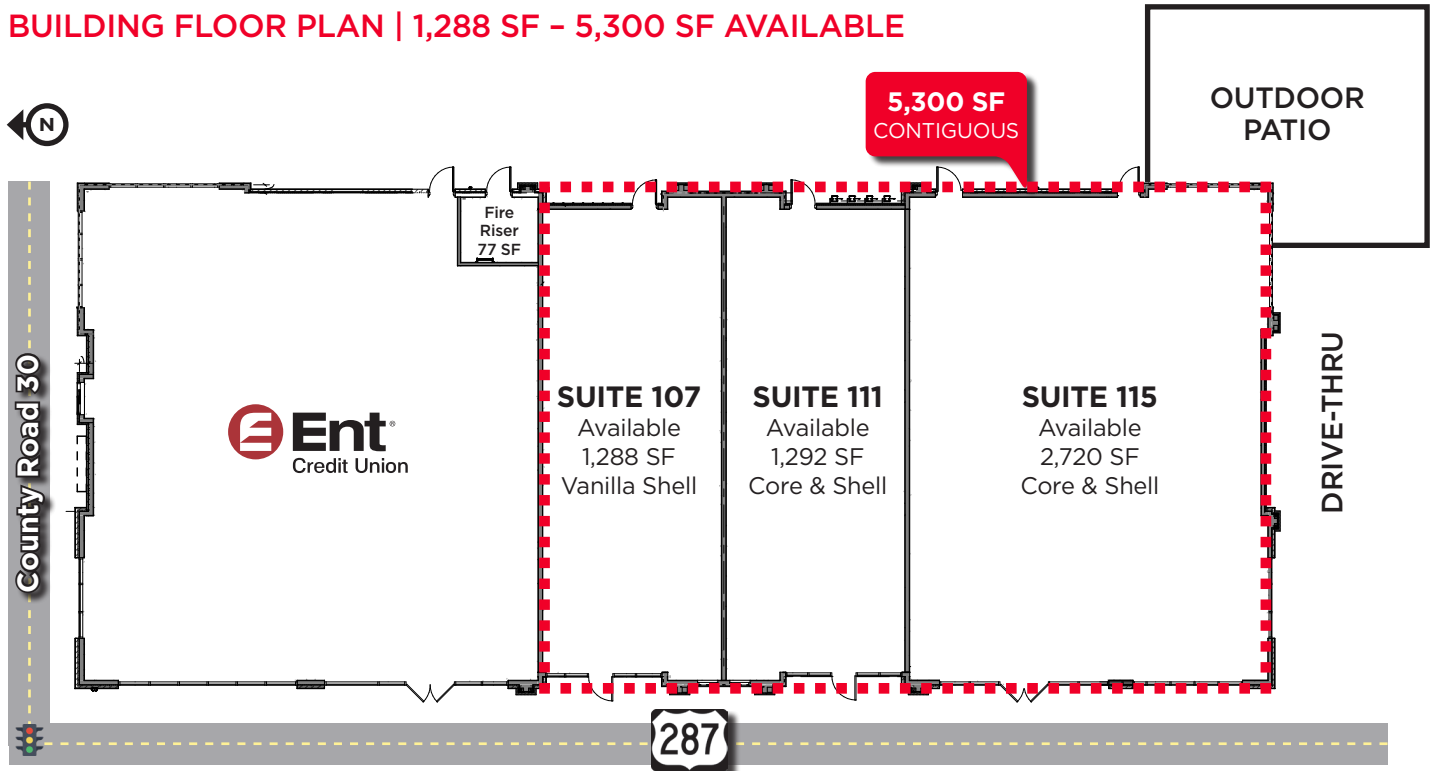
Suite 107	1,288 SF	Vanilla Shell
Suite 111	1,292 SF	Core & Shell
Suite 115	2,720 SF	Core & Shell
Suite 107, 111 & 115	5,300 SF	Contiguous

This new retail building allows for a variety of commercial uses, including retail, office, restaurants and personal service shops. It is well located in the path of growth in the north Loveland area. The property is situated on a signalized intersection and is in close proximity to Walmart, Freddy's Steak Burger and Frozen Custard, Serious Texas Bar-B-Q and several other well-performing retailers. Build-to-suit options available.

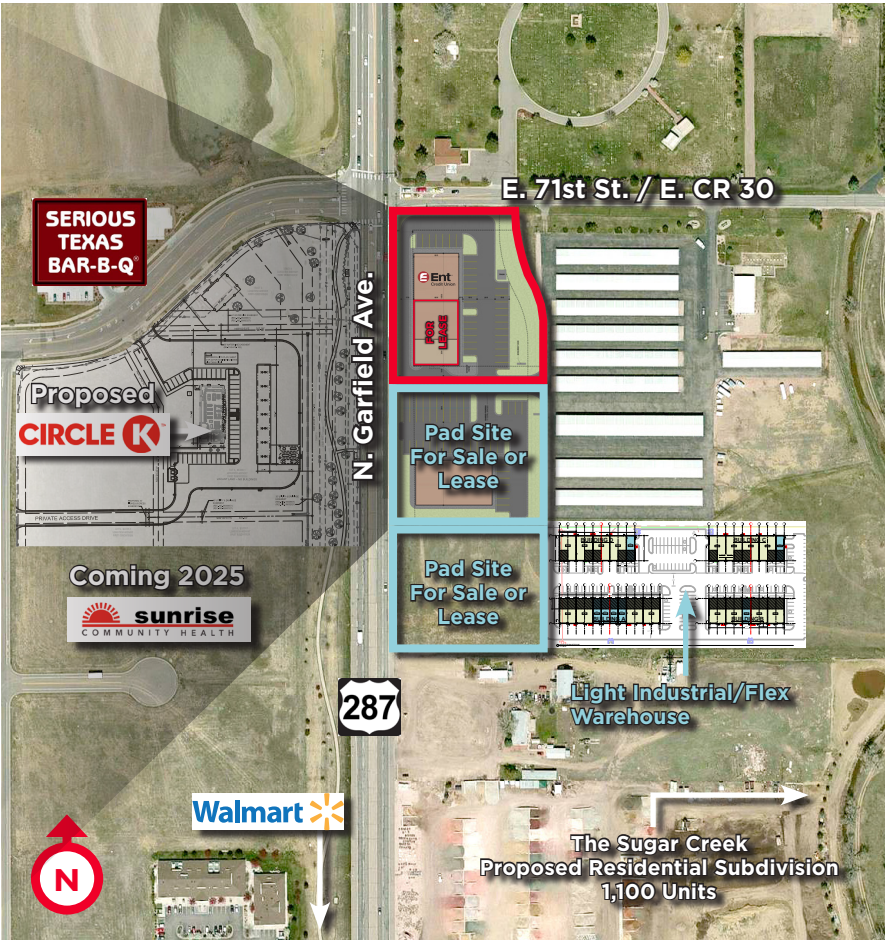
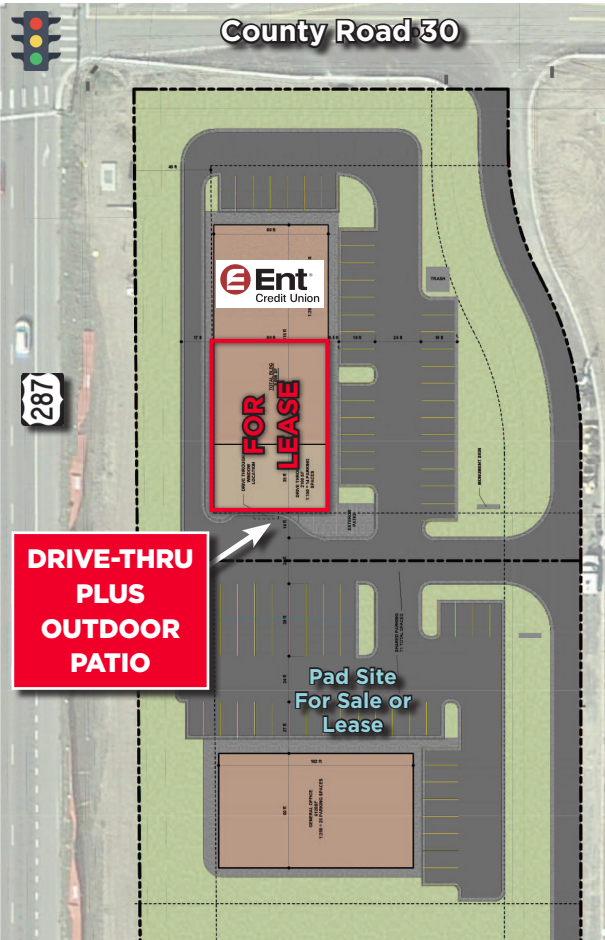
PROPERTY HIGHLIGHTS

- End cap drive-thru available for coffee/juice shop
- Variety of commercial uses available
- Build-to-suit options available
- Close proximity to many well-performing retailers
- Located within rapid growth north Loveland area

BUILDING FLOOR PLAN | 1,288 SF - 5,300 SF AVAILABLE



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For more information, please contact:

AKI PALMER
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

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

cushmanwakefield.com