



LEGEND  
PARTNERS

McWHINNEY

CUSHMAN &  
WAKEFIELD

five BELOW

PETSMART

AMERICA'S BEST  
CONTACTS & EYEGLASSES

ME Massage Envy

SPORTSMAN'S  
HARDWARE

TARGET

Marshalls

maurices

LANE BRYANT

OLD NAVY

REI

SALLY

ROSS  
DRESS FOR LESS

MILAN  
Laser Hair Removal

noodles  
& COMPANY

Panera  
BREAD

Chick-fil-A

BUFFALO  
WILD WINGS

Starbucks

manchita

JJ

IN-N-OUT  
BURGER

SUBJECT  
PROPERTY

WELLS  
FARGO

TURN-KEY RESTAURANT OPPORTUNITY FOR SALE

**1436** HAHNS PEAK DRIVE  
LOVELAND, CO 80538

PRIME LOCATION IN CENTERRA MARKETPLACE

E EISENHOWER BLVD 51,697 VPD

34



# 1436 HAHNS PEAK DRIVE LOVELAND, CO 80538

Turn-key restaurant/retail space located in one of Northern Colorado's strongest power centers with high-performing restaurant and tenant sales. The Centerra master-planned community attracts visitors from several neighboring communities and states. Adjacent employment generators include the Rangeview Office Campus, UCHealth Medical Center of the Rockies, Nutrien, UNC, Constant Contact, Kaiser Permanente, Meyer Natural Foods, Safelite, Toddy Cold Brew System, and Animal Health International. The location boasts outstanding traffic counts and visibility.

## PROPERTY FEATURES

AVAILABLE SIZE	6,212 SF
LAND AREA	1.73 Acres
YOC	2008
PARKING	112 Spaces
ZONING	P-12

## PRICING

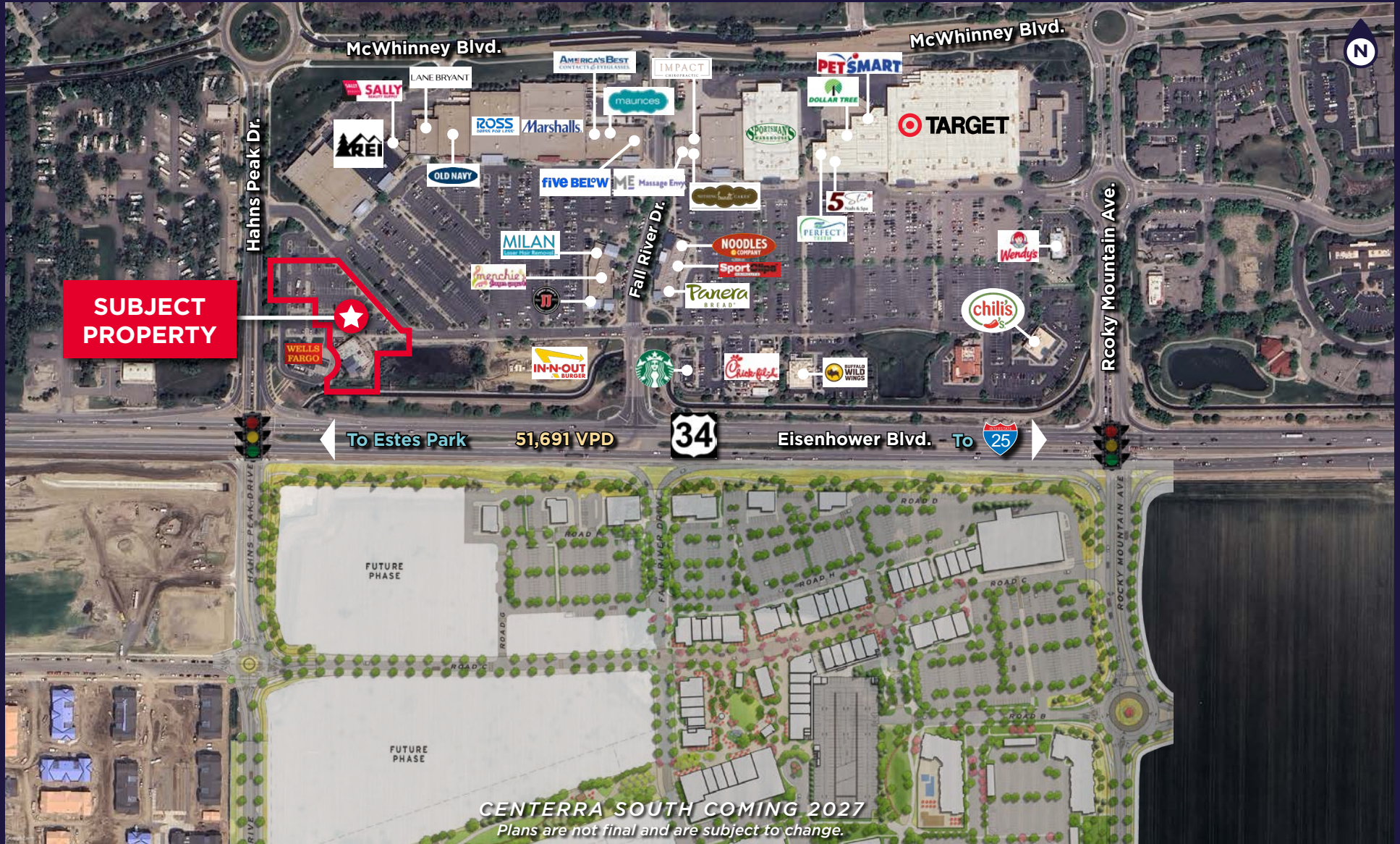
SALE PRICE	Contact Brokers for Pricing
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## SITE PLAN





## DEMOGRAPHICS CoStar 2024

	2 Mile	5 Mile	10 Mile
2024 Population (Pop.)	13,708	74,157	260,948
2029 Pop. Projection	14,867	79,886	294,710
Avg. HH Income	\$125,201	\$111,358	\$117,975
Daytime Employment	14,028	45,146	110,320



**FOR MORE INFORMATION, PLEASE CONTACT:**

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