



J&B BUILDING COMPANY
 8933 E Union Ave #216, Greenwood Village, CO 80111
 (303) 741-6343
 www.jandbbuilding.com



WESTLAKE PLAZA
 1455 West Eisenhower Blvd Loveland, CO 80538
FOR LEASE: Safeway Anchored Retail
 LEASE RATE: \$15/SF NNN
 AVAILABLE: 1,800 SF

AREA MAP



WESTLAKE PLAZA



PROPERTY FEATURES AND CONTACT INFORMATION

- Available SF: 1,800 SF
- Est. NNN (2026): \$10.88/ SF
- Anchored by newly remodeled Safeway
- Ample parking and easy access off Hwy 34
- High traffic intersection in the middle of town
- Join Safeway, Great Clips, Chipotle, Lash & Co and others at this busy Supermarket-anchored neighborhood center!

Ken Burkhart
 303.741.6343 ext. 109
 Ken@JandBBuilding.com



Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent the interest of the seller/lessor. J & B Building Company will not act as your agent unless an agency agreement is signed and in effect.



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WESTLAKE PLAZA SITE PLAN



WESTLAKE PLAZA

1455 WEST EISENHOWER
LOVELAND, CO 80538

UNIT	TENANT	SF
A1/A2	EL PUEBLITO	2,400
A3	EL PUEBLITO RETAIL	1,200
A4	NAIL SALON	1,200
A5	Vape & Smoke	2,181
A6	ARTE PIZZERIA	1,732
A7	Vacant	1,800
A8	RU YI MASSAGE	2,030
A9	GREAT CLIPS	1,635
1581	Vacant	1,300
1585	EVEREST LIQUORS	2,700
1421	CHIPOTLE	2,400
1425	LASH & CO	1,101

PRICING AND AVAILABILITY

Unit A7 1,800 SF \$15.00/SF or \$3,882. /month (W/NNN's)
Unit 1581 1,300 SF \$15.00/SF or \$2,717 /month (W/NNN's) - LOI Pending

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,504	72,050	91,240
HOUSEHOLDS	3,722	28,897	36,657
INCOME	\$64,384	\$80,511	\$86,797
BUSINESSES	371	2,824	3,444
EMPLOYEES	3,595	26,699	33,671
TRAFFIC COUNT	29,000 VPD 14th St and Taft Ave		



LARGEST INDUSTRY GAP & POTENTIAL USERS

- AUTO PARTS
- BOOK STORES
- CLOTHING STORES
- CLOTHING ACCESSORY STORES
- DRINKING PLACES & ALCOHOL
- ELECTRONICS & APPLIANCES
- FLORISTS
- FULL SERVICE RESTAURANTS
- FURNITURE STORES
- GENERAL MERCHANDISE STORES
- GIFT STORES
- HOBBY STORES
- JEWELRY STORES
- LAWN & GARDEN EQUIPMENT
- LEATHER GOODS STORES
- LUGGAGE STORES
- MUSIC STORES
- OFFICE SUPPLIES
- SHOE STORES
- SPECIALITY FOOD AND BEVERAGES
- SPORTING GOODS
- USED MERCHANDISE STORES



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