

1718-30 W Eisenhower Blvd
Loveland, CO

FOR SALE



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Call Brokers to learn about owner/user possibilities! Still with income!

+/- 40,837 VPD

Property Notes:

A rare chance to acquire a stabilized, income-producing mixed-use asset directly on US Highway 34, Loveland's primary commercial spine with almost 41,000 vehicles per day. The property features a diverse mix of retail units, light industrial/warehouse units, and 15 storage units providing additional income. Owner-users can occupy MTM units while collecting income from the remaining tenants.

Asking Price:	\$1,950,000
Building Size:	12,774 SF
Lot Size:	0.90 Acres
Net Income:	\$108,139
Parking Spaces:	25 Spaces



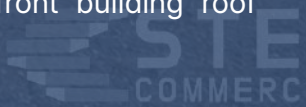
Property Description

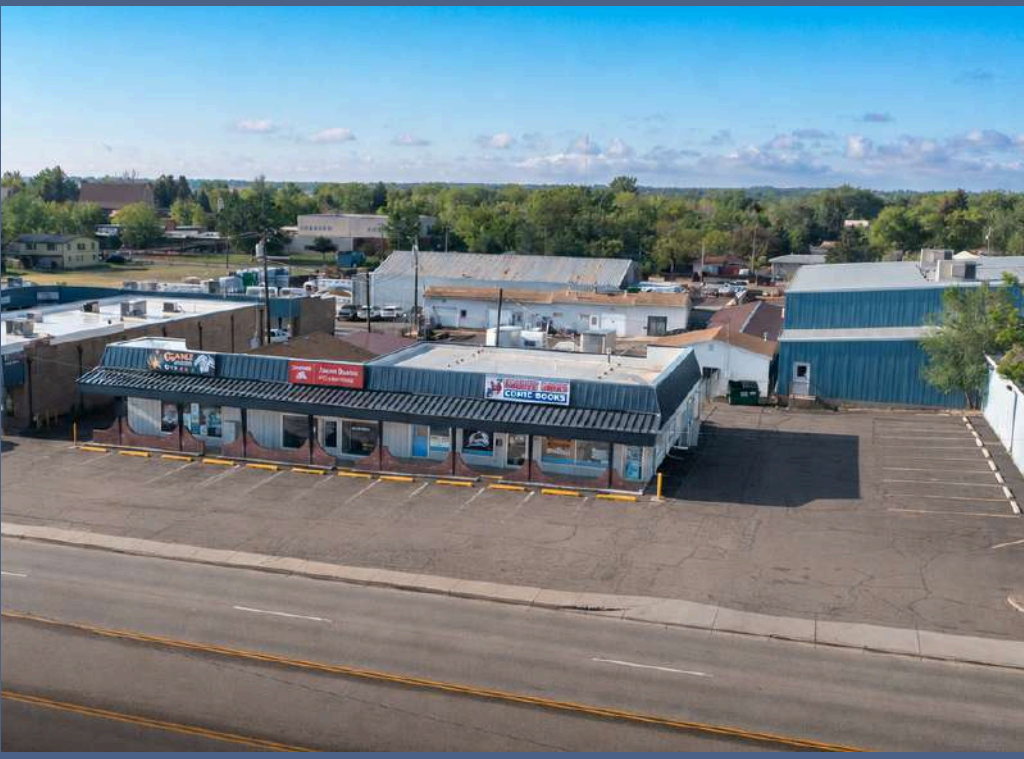
1718-1730 W Eisenhower Blvd sits on US Highway 34, Loveland's primary east-west commercial corridor, with direct connectivity to Interstate 25 less than two miles east. The property is surrounded by national retail, medical, and service tenants in Loveland's established commercial core, with easy access to Fort Collins (15 miles north) and the Denver metro (50 miles south).

Loveland is one of Colorado's fastest-growing cities, with a population exceeding 80,000 people. The property's fenced yard is a scarce amenity on this corridor, broadening appeal to contractors, service businesses, and fleet operators.

Highlights

- 12,774 SF total: 6,620 SF retail/office and 6,154 SF industrial/storage wth fenced lot.
- 15 individual storage units providing diversified income
- Prime US-34 frontage with ~40,837 vehicles per day
- In-place \$108,139 NOI with vacancy upside in warehouse unit and self storage
- Owner-user opportunity, occupy one or more units with month-to-month leases while continuing to collect income from the remaining tenants
- Less than 2 miles to I-25, with direct access to Fort Collins and the Denver metro
- Recent capital improvements, front building roof replaced 2024





Rent Roll

Unit/Month	Jun. 2026	Jul. 2026	Aug. 2026	Sep. 2026	Oct. 2026	Nov. 2026	Dec. 2026	Jan. 2027	Feb. 2027	Mar. 2027	April 2027	May 2027	Totals
1718	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$2,983	\$35.793
1722	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$2,435	\$29.217
1730	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$3,893	\$46.711
1734 & 1736	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219	\$26.630
1738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unit 11	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10.800
Unit 1.2. & 6	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$550	\$6.600
Unit 3.4.5	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$5.880
All other Storage Units (7 units)	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$13.200
1 storage unit vacant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MONTHLY TOTALS	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$14.569	\$174.831

In-Place Financials

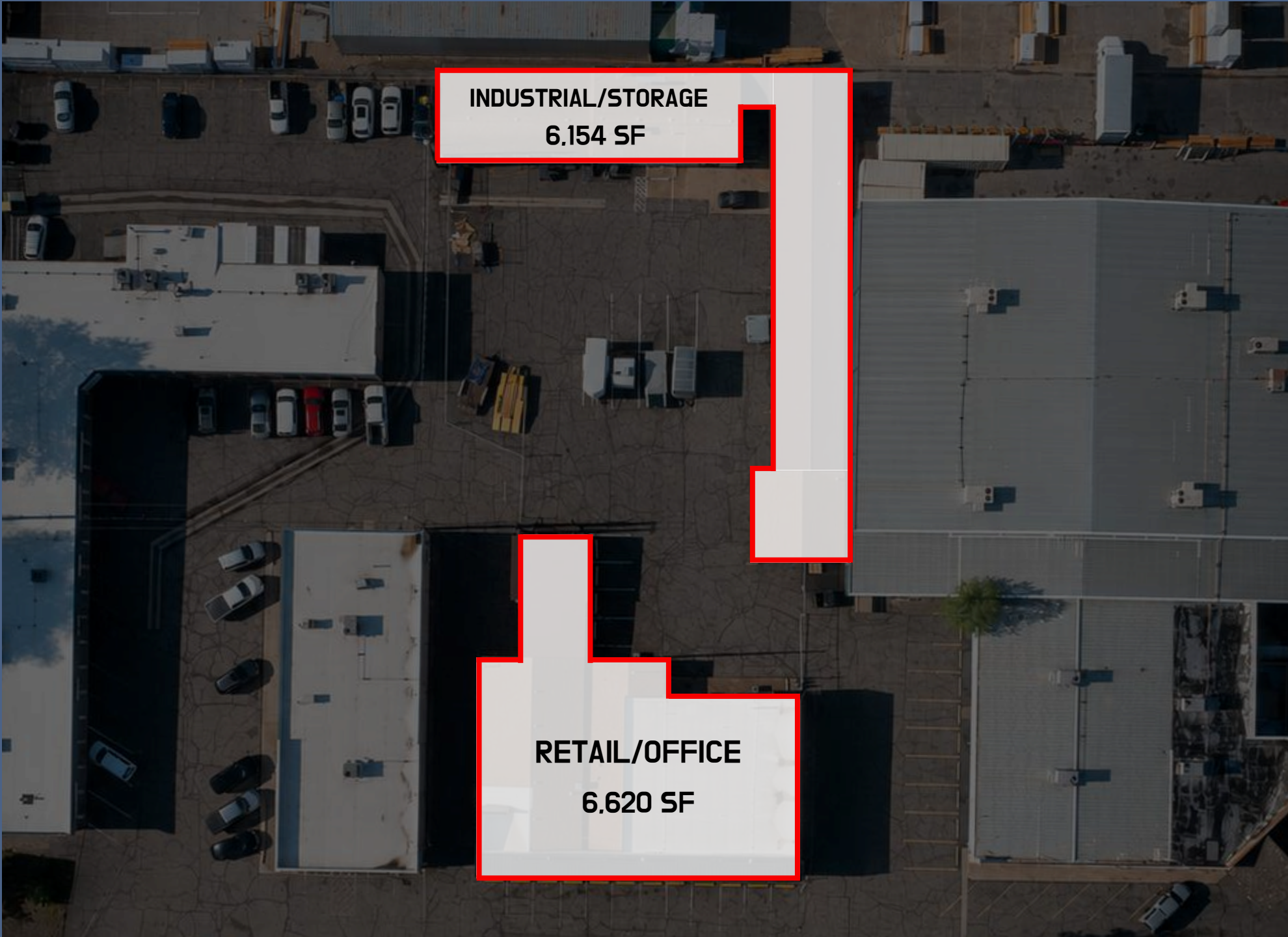
Rental Income

Gross Income	\$174.831
Total Rental Income	\$174.831

Expenses

Property Taxes	\$23.696
Insurance	\$15.079
Utilities	\$7.425
Property Management	\$14.610
Landscape and Snow Removal	\$3.100
Other	\$292
Repairs & Maintenance	\$2.490
Total Operating Expenses	\$66.692
NOI	\$108.139





INDUSTRIAL/STORAGE

6.154 SF

RETAIL/OFFICE

6.620 SF





Take the Next Step

Contact US



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