



PROPERTY DETAILS

Available Space: 1,178 RSF

Lease Rate: \$16.00/SF NNN
Expenses: \$8.55/SF

Co-Tenants:

- Subway
 - Papa John's
 - Toothzone
 - Me Oh My Pies
 - Fantastic Sam's
 - Community Yoga
 - Today's Nails & Spa
 - Dog's Own Grooming
- and more

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29TH STREET SHOPS

LEASE RATE: \$16.00/RSF NNN (\$8.55/SF)

- High traffic retail, high visibility office space with direct access from US Highway 287 in Loveland
- Storefront visible space with open layout currently used for physical therapy gym
- Strong mix of national and local co-tenants offering health care, retail, food and family-oriented services
- Ideal for any small service retail or professional office use such as insurance, chiropractor, physical therapy, boutique real estate office and more
- Building signage and rotation on digital monument signage available
- Flexible Landlord open to Tenant Finish or additional office build-out - contact Broker for details



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,320	63,505	97,896
Avg. HH Income	\$88,725	\$101,457	\$110,589
Households	3,564	27,665	41,962
Businesses	564	3,021	4,350
Employees	5,423	29,569	49,418



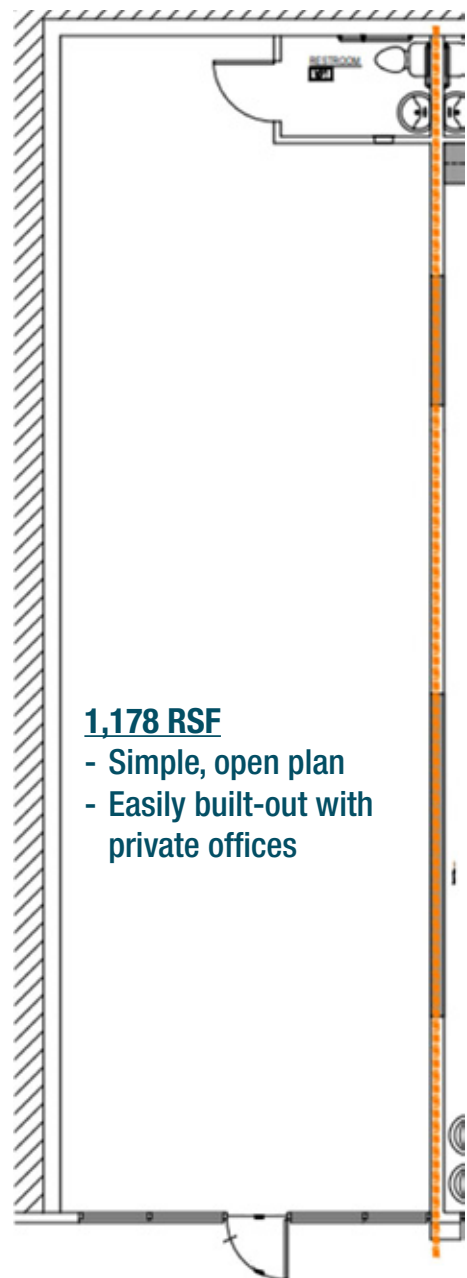
TRAFFIC COUNTS (Source: STDBOnline)

US Highway 287 @ Property	27,000 VPD
E. 29th St. @ N. Lincoln Ave.	17,450 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/27/2026

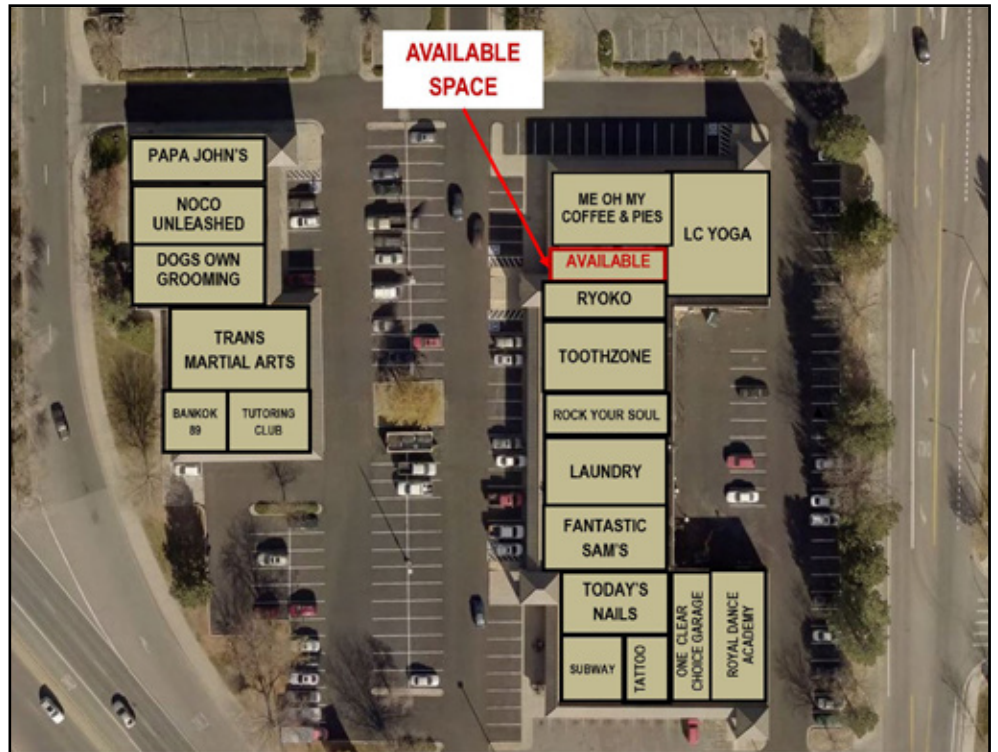
RETAIL/OFFICE SPACE FOR LEASE

278 E. 29th Street, Loveland, CO



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