

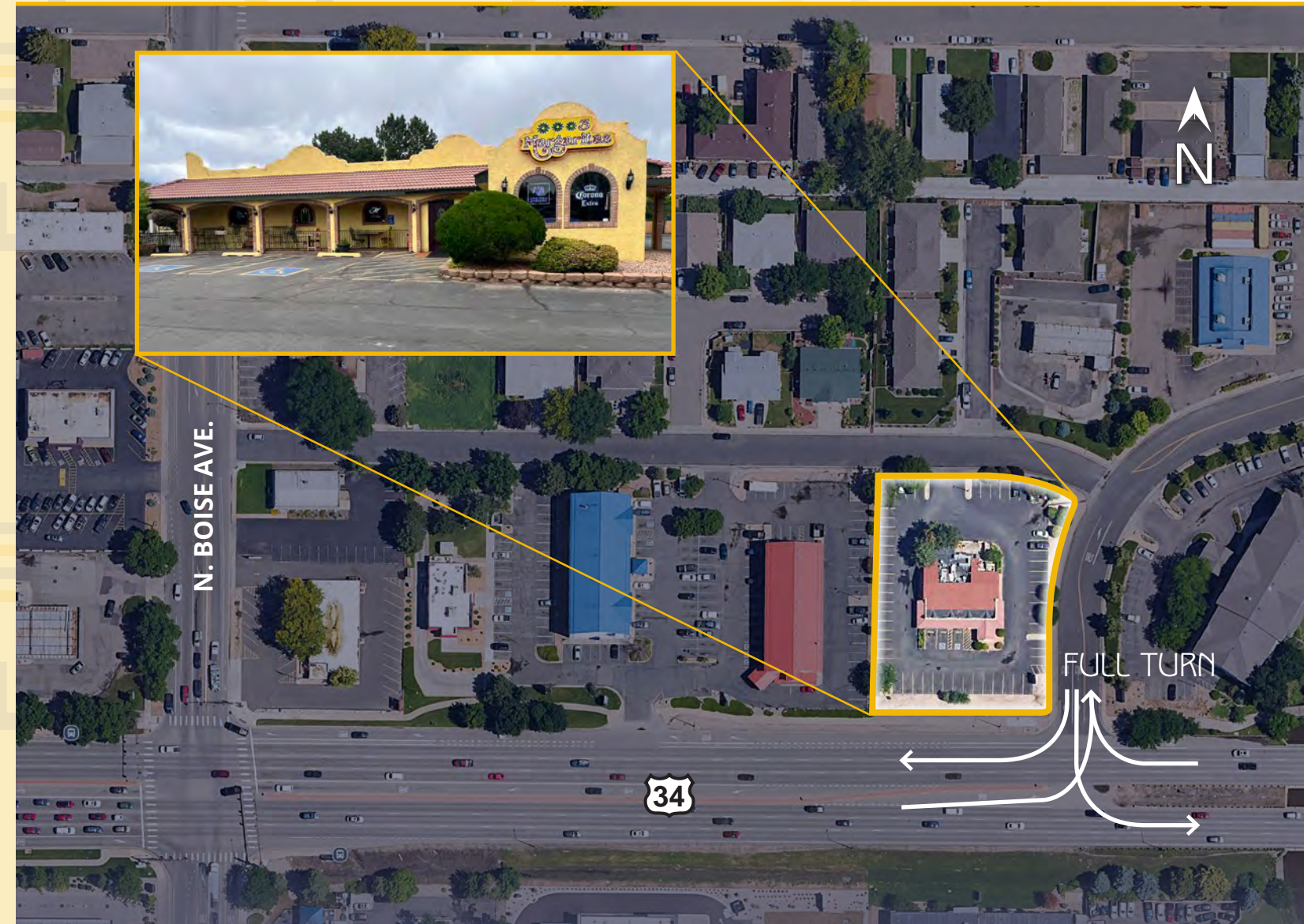


1417

CHEYENNE AVE. LOVELAND, CO 80538

REDEVELOPMENT OPPORTUNITY!

FREESTANDING RESTAURANT SPACE FOR SALE 4,184 SF | 0.92 AC | ZONING: B



4643 South Ulster Street | Suite 1000 | Denver, CO 80237
MAIN +1 303 745 5800 | FAX +1 303 745 5888 | www.colliers.com/denver

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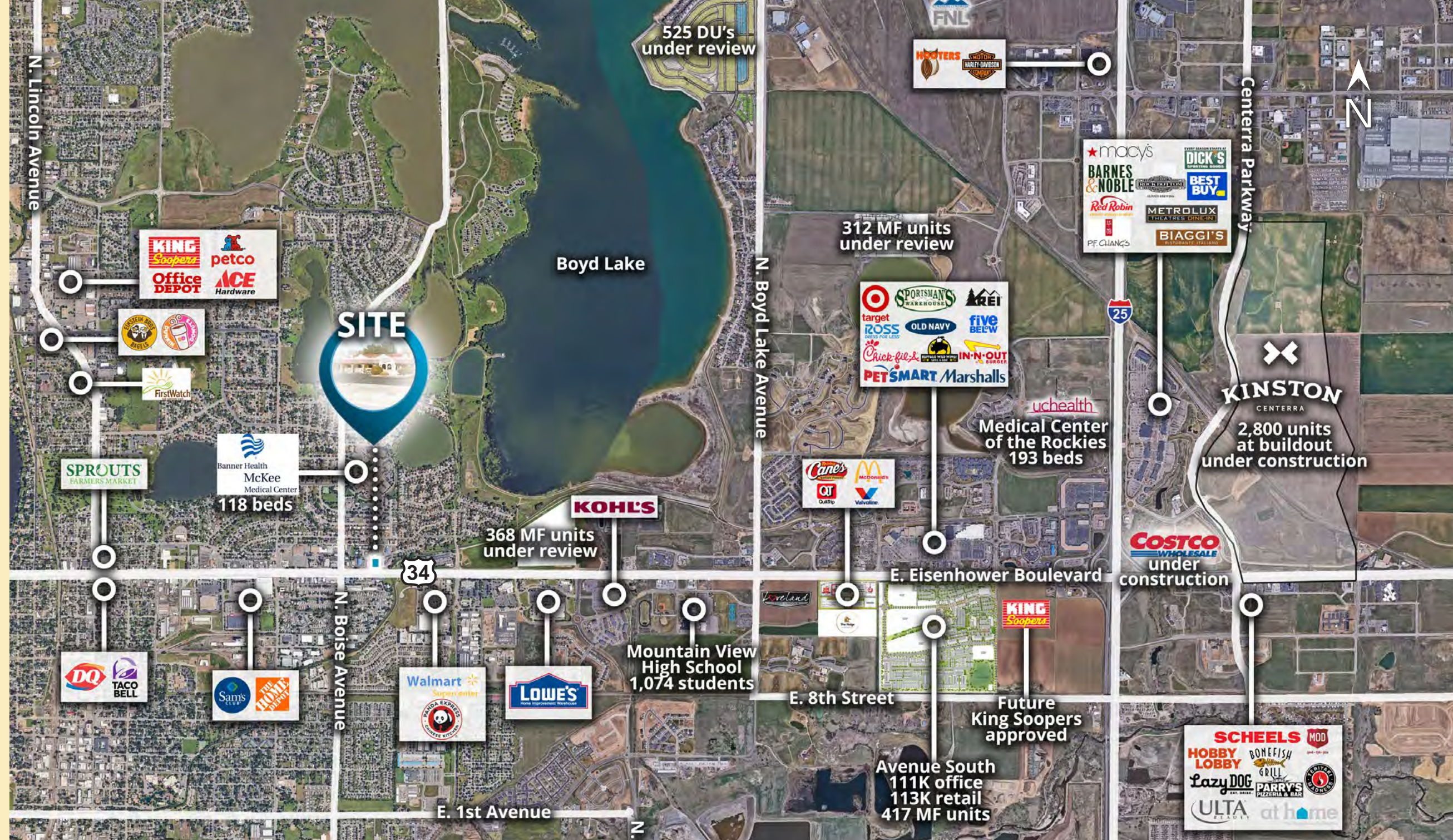
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HIGHLIGHTS

- Potential for redevelopment
- Turn-key, freestanding restaurant space
- Restaurant infrastructure already in place
- Currently operating as a 3 Margaritas – *Do not disturb tenant, contact broker for all showings*
- Hwy 34 (Eisenhower Blvd.) frontage
- Full turn off of Hwy 34



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,417	49,964	99,220
DAYTIME POPULATION	12,209	59,457	104,962
AVERAGE H.H. INCOME	\$96,892	\$100,441	\$112,185

ESRI 2025 ESTIMATES

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TRAFFIC COUNTS

E. EISENHOWER AVE. W/O CHEYENNE AVE.:	41,888 VPD
E. EISENHOWER AVE. E/O CHEYENNE AVE.:	34,014 VPD

MPSI 2025 ESTIMATES

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