

1340 N. CLEVELAND AVE. LOVELAND, CO



Walgreens

SPROUTS
FARMERS MARKET

DQ

GOODTIMES

To Hwy. 34
and I-25
Interchange

34

To Fort Collins

To Estes Park, Rocky
Mountain National Park

N. Cleveland Ave.

To Downtown Loveland

AVAILABLE FOR LEASE
4,069 SF Turn-Key Drive-Thru Restaurant
Large .96 Acre Lot

1340 N. Cleveland Avenue presents an exceptional retail opportunity in the heart of Loveland's most active commercial corridor. The 4,069 SF free-standing restaurant building includes existing drive-thru infrastructure, large parking capacity, and strong ingress/egress—ideal for quick-service, fast-casual, or single-tenant retail users. Surrounded by top national brands and steady traffic generators, the site sits within a proven trade area serving Loveland's expanding residential base and daytime workforce.



1340 N.
Cleveland Ave.

34 49,000 VPD

33,000 VPD

N. Cleveland Ave.

N. Lincoln Ave.

1985
YEAR BUILT



4,069 SF
SIZE



PROPERTY OVERVIEW

- Prime location on Hwy. 34 and Hwy. 287
- Easy ingress and egress
- Established retail corridor offering flexible re-tenanting potential
- Existing restaurant infrastructure with drive-thru
- Excess large lot
- Pricing: ~~\$40/SF NNN~~ \$34.00 - \$36.00/SF NNN

SITE PLAN

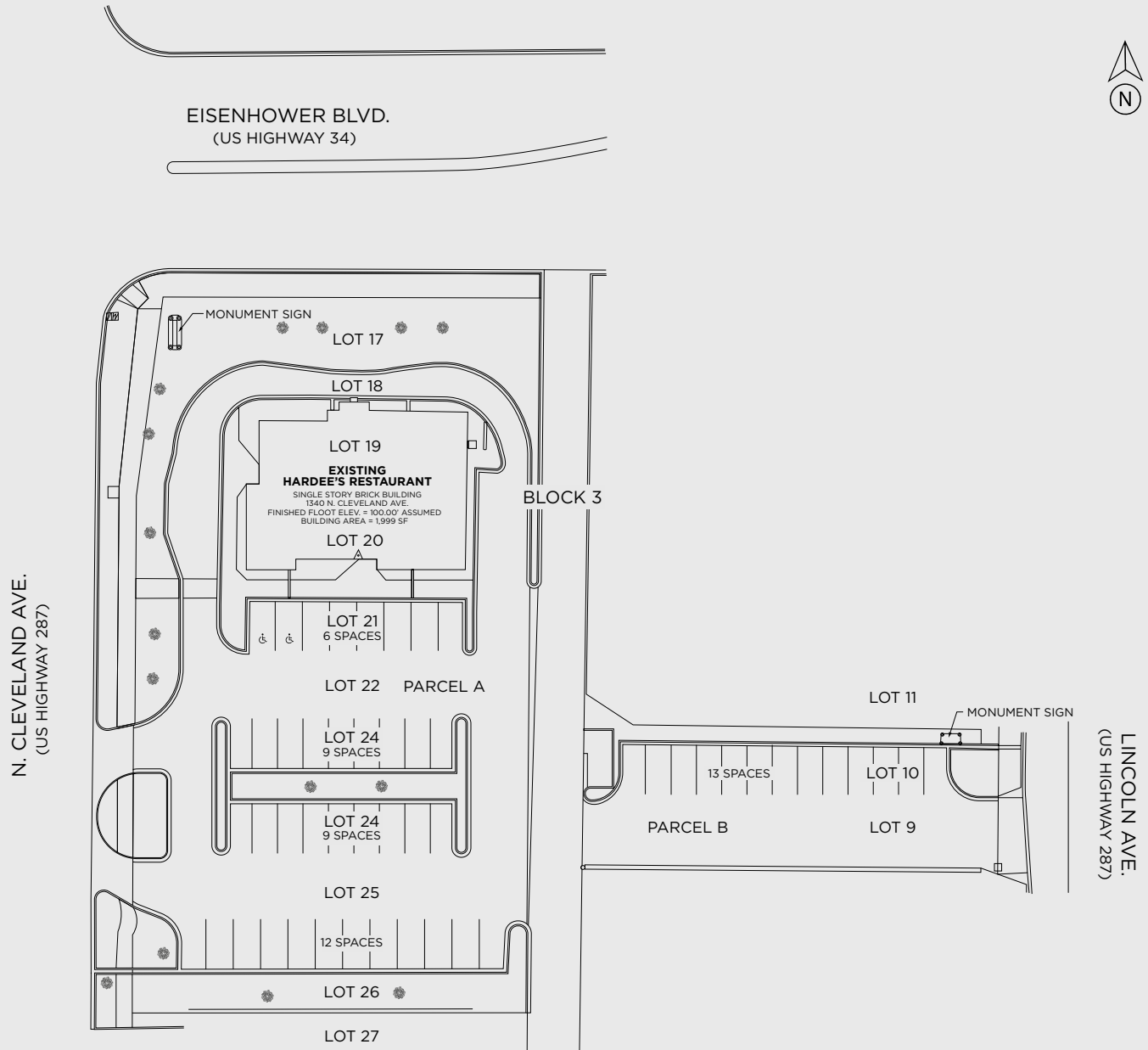


PHOTO GALLERY





Prime Restaurant / Drive-Thru Space

Stand-alone former Carl's Jr. site with dual access points, existing long drive-thru infrastructure, expansive storefront windows, high ceilings, and a functional second-generation restaurant layout. Includes front-of-house area, back-of-house prep, storage, and private restrooms with over 40 parking spaces!



Exceptional Traffic & Exposure

Located along the high-visibility N. Cleveland corridor with immediate access to US-34 and regional traffic entering Loveland. Nearby I-25 segments carry approximately 84,000 vehicles/day, with arterial corridors through Loveland reaching 48,000-49,000 vehicles/day.



Robust Consumer Base & Income Profile

Within a 5-mile radius, the area population is approximately 89,100 residents with around 38,750 households. The median household income is a strong \$83,563, reflecting a thriving local economy. Citywide, Loveland maintains a median household income of \$82,592 and an impressively low poverty rate of just 7.7%, underscoring the community's stability and prosperity.



Vibrant Retail & Dining Hub

Surrounded by national brands, grocery anchors, shopping centers, and high-performing dining concepts. The corridor attracts both local residents and regional shoppers.



Rapid Growth & Long-Term Momentum

The I-25/US-34 interchange continues to expand with new retail, residential, and employment development. Loveland's steady population and commercial growth support strong long-term restaurant performance.



Premier Signage & Brand Visibility

Highly visible building signage opportunities with potential pylon visibility. Ideal for a national operator seeking immediate market penetration.

LOCATION OVERVIEW



ORCHARD SHOPPING CENTER

KING Scoopers ACE Office Hardware DEPOT
 PETCO Advance Auto Parts
 QDOBA KFC Applebee's Starbucks
 WINGSTON cricket Pizza Hut

THE PROMENADE SHOPS AT CENTERRA

macy's DICK'S Bath & Body Works BARNES & NOBLE
 BEST BUY Famous Footwear Buckle up
 SEPHORA claire's Talbots
 Red Robin AMERICAN EAGLE VICTORIA'S SECRET chico's
 xfinity LOFT aerie zumiez

SAFeway JAX Wendy's BURGER KING McDonald's
 Starbucks W WINGSTON
 CHASE Culver's

1340 N. Cleveland Ave.

uhealth
 193 BEDS

Walmart
 DISTRIBUTION CENTER

Sams Club goodwill ExtraSpace Storage
 THE HOME DEPOT JAX

CENTERRA MARKETPLACE

Target Marshalls AREI Starbucks
 JOANN five BELOW OLD NAVY
 Wendy's CHIPPOTLE SPORTSMAN'S WAREHOUSE BUFFALO WILD WINGS
 IN-N-OUT BURGER Panera BREAD

JOHNSTOWN PLAZA

Durlington SCHEELS
 at home BOOT BARN Starbucks
 ULTA BEAUTY HOBBY LOBBY Culver's

THOMPSON VALLEY TOWNE CENTER

KING Scoopers Wendy's Starbucks

KEYSIGHT TECHNOLOGIES MANUFACTURER

Demographics Esri 2025

	1-Mile	3-Mile	5-Mile
Total Population	9,902	65,217	96,600
Average Household	4,839	28,375	41,684
Average Household Income	\$84,910	\$98,211	\$110,688
Median Home Value	\$496,610	\$504,870	\$573,274

1340 N.
CLEVELAND AVE.

LOVELAND, CO

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