



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
FOR LEASE: Safeway Anchored Retail
 LEASE RATE: \$14 -\$15/SF NNN
 AVAILABLE: 1,800 - 2,181 SF

AREA MAP



PROPERTY FEATURES AND CONTACT INFORMATION

- Available SF: 1,800 - 2,181 SF
- Est. NNN (2024): \$9.47/ 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!

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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.

FOR MORE INFORMATION
CONTACT
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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	VACANT	2,181
A6	ARTE PIZZERIA	1,732
A7	VACANT	1,800
A8	RU YI MASSAGE	2,030
A9	GREAT CLIPS	1,635
1581	TRU COLORZ TATTOO	1,300
1585	EVEREST LIQUORS	2,700
1421	CHIPOTLE	2,400
1425	LASH & CO	1,101

PRICING AND AVAILABILITY

Unit A5 2,181 SF \$14.00/SF or \$4,265.68 /month (W/NNN's)
Unit A7 1,800 SF \$15.00/SF or \$3,670.50 /month (W/NNN's)

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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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