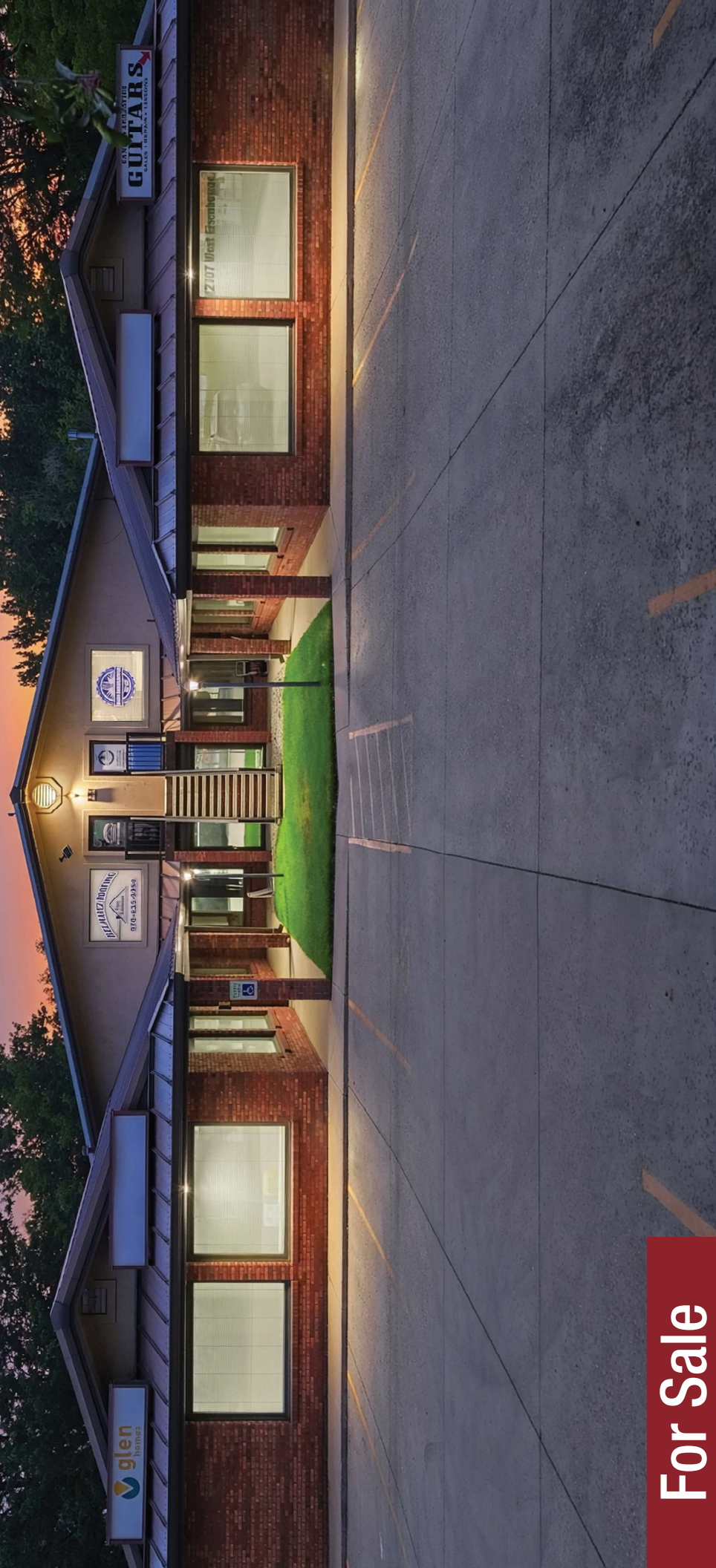




MINDFULLY CREATING COMMUNITY

**VERSATILE OWNER-USER
MIXED-USE INVESTMENT**



For Sale

**2707 W. Eisenhower Blvd.
Loveland, CO 80537
10,378 RSF | 0.71 Acres**

\$1,800,000 | \$173/RSF
IN-PLACE INCOME | NOI UPSIDE W/LEASE-UP
\$11.50-14.00/SF NNN OR OWNER-USER READY
MULTIPLE CONFIGURATIONS POSSIBLE

Owner-User Mixed-Use Investment | Loveland, CO

\$1,800,000 | 10,378 RSF | \$173/RSF | Owner-User Opportunity with In-Place Income

Investment Highlights

- Unique opportunity for an owner-user to occupy space with in-place income to reduce occupancy costs
- Attractively priced: Offered at \$173/SF, below replacement cost for comparable assets in the market
- 6,564 SF of Lease-up potential for investors and/or owner-users seeking additional cash flow
- Significant NOI upside: Built-in contractual rent escalations combined with aggressive lease-up potential for maximum return on investment
- Potential to condo building for future disposition flexibility

Location & Geography

- Strategic location with Highway 34 visibility close to restaurants, retail, grocery and other amenities
- Highly trafficked East-West Corridor: Positioned along a key arterial thoroughfare, serving growing residential pockets and high-volume tourist and commuter traffic heading west toward the foothills and Rocky Mountain National Park (2M visitors per year)
- The immediate trade area features a wide mix of grocery stores, major retailers, and quick-service restaurants, enhancing day-to-day convenience for owner-users, tenants, and visitors alike.

Property Highlights

- Total Building Size: 10,378 Leasable SF + 1,582 SF Mezzanine Storage Space
- Low historic operating costs, currently at \$6.32/RSF
- 2,365 - 3,882 RSF East wing office unit available at \$14.00/sf NNN or ideal for occupancy by owner/user
- Opportunity for an office or an office/warehouse user looking to occupy with room to expand
- Flexible divisibility options for smaller or larger end users based on needs
- 0.71 net acres with abundant parking on the north and south sides of the building
- Mixed use layouts and configurations well-suited for design/marketing, engineering, medical, counseling, specialty contractors, tradesman, title, real estate, insurance, legal, or other professional office users

Current Tenancy

- Belmarez Roofing (665 SF) - Current month-to-month lease
- D&H Engraving (655 SF) - Lease through May 31, 2028
- Glen Homes, LLC (1,443 SF) - Lease through August 31, 2027
- Canyon Acoustics (1,051 SF) - Current month-to-month lease



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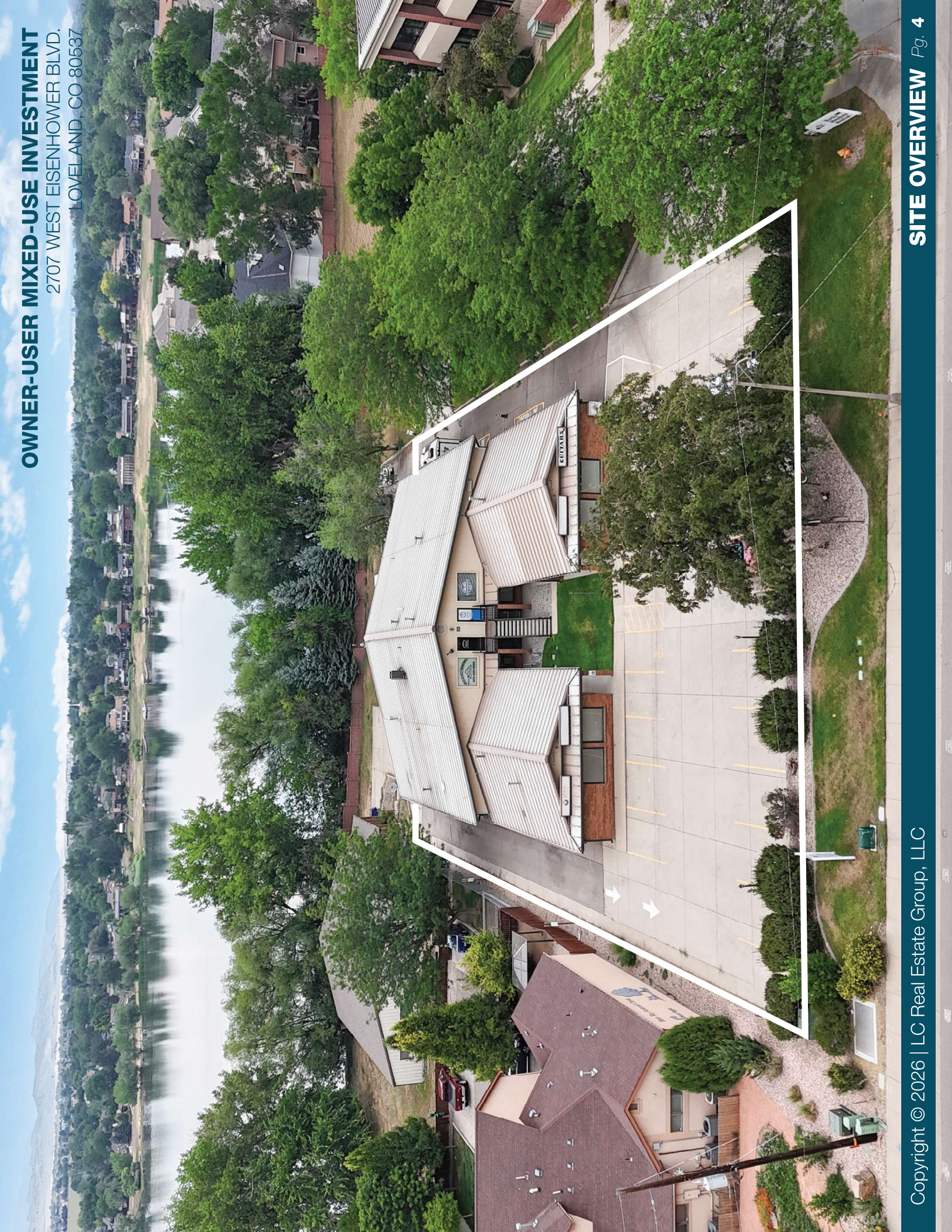
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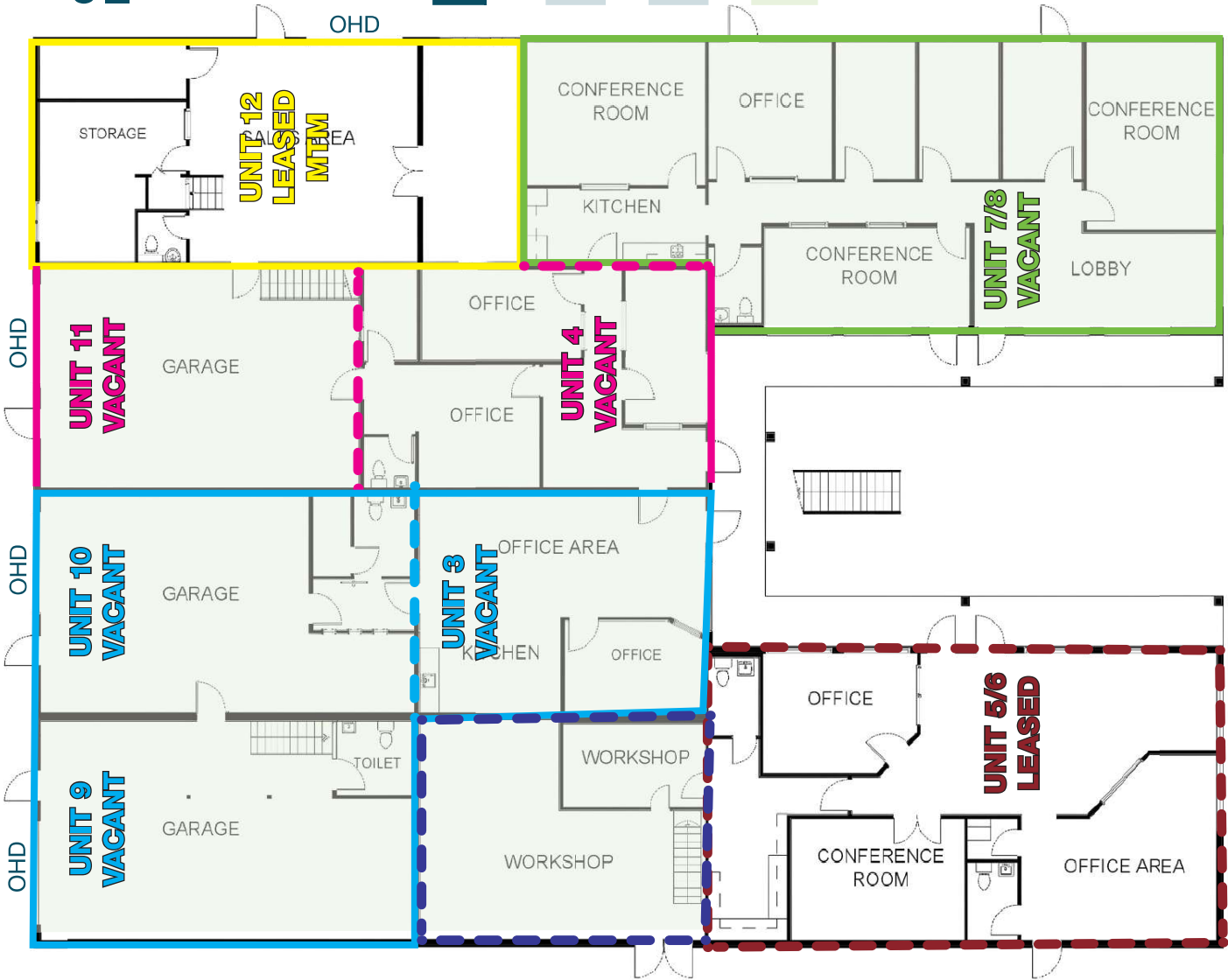
OWNER-USER MIXED-USE INVESTMENT

2707 WEST EISENHOWER BLVD.

LOVELAND, CO 80537

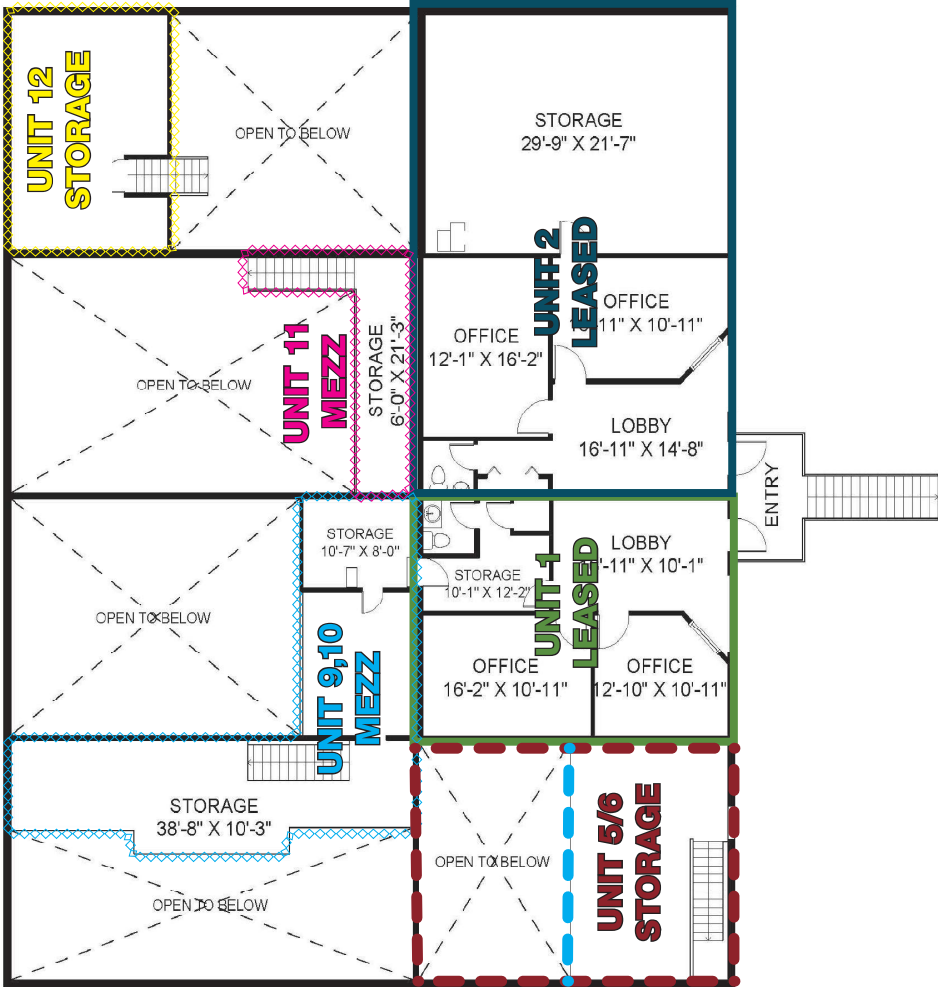


CLICK BELOW ICON FOR
INTERACTIVE INTERIOR MATTERPORT TOUR



UNIT #	UNIT SIZE	STATUS	USE
5/6	1,443 RSF	LEASED Glen Homes, LLC	OFFICE
3/9/10	2,682 RSF	VACANT	OFFICE/WAREHOUSE
4/11	1,517 RSF	VACANT	OFFICE/WAREHOUSE
12	1,051 RSF	AVAILABLE FOR OWNER USE	INSTRUMENT SALES & LESSONS
7/8	2,365 RSF	VACANT	OFFICE
Config. Available	6,564 RSF	VACANT	OFFICE/WAREHOUSE

CLICK BELOW ICON FOR
INTERACTIVE INTERIOR MATTERPORT TOUR



UNIT #	UNIT SIZE	STATUS	USE
1	665 RSF	LEASED Belmarez Roofing	OFFICE W/ STORAGE
2	655 RSF	LEASED D&H Engraving	OFFICE W/ STORAGE
2	626 SF	Not Included in RSF	STORAGE SPACE
9/10	626 SF	Not Included in RSF Calculations	MEZZANINE SPACE
4/11	127 RSF	VACANT	MEZZANINE SPACE
5/6	330 SF	Not Included in RSF Calculations	STORAGE LOFT
12	330 RSF	LEASED Canyon Acoustics	STORAGE LOFT

FINANCIAL OVERVIEW



CURRENT / PROFORMA RENT ROLL

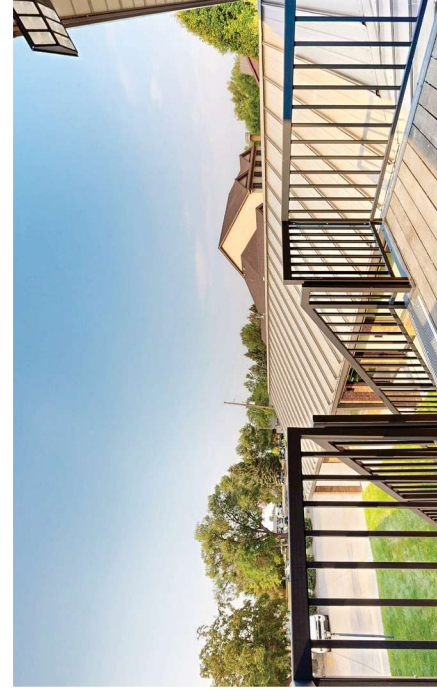
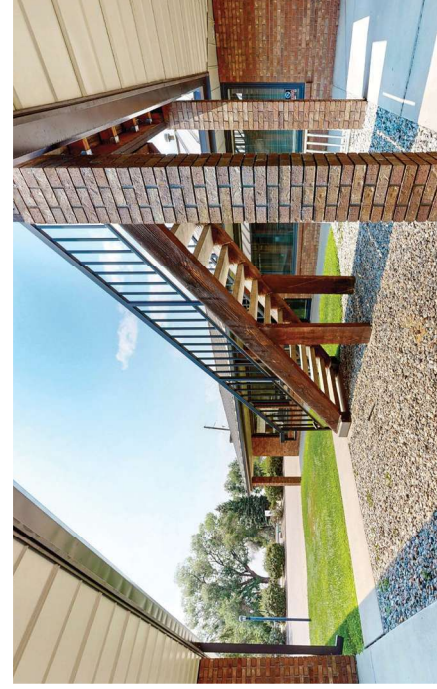
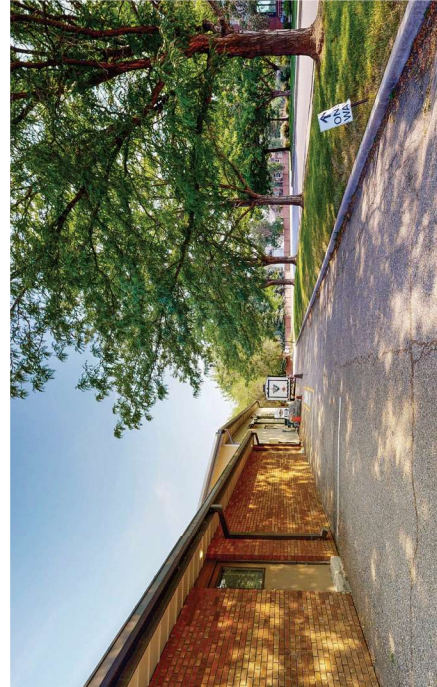
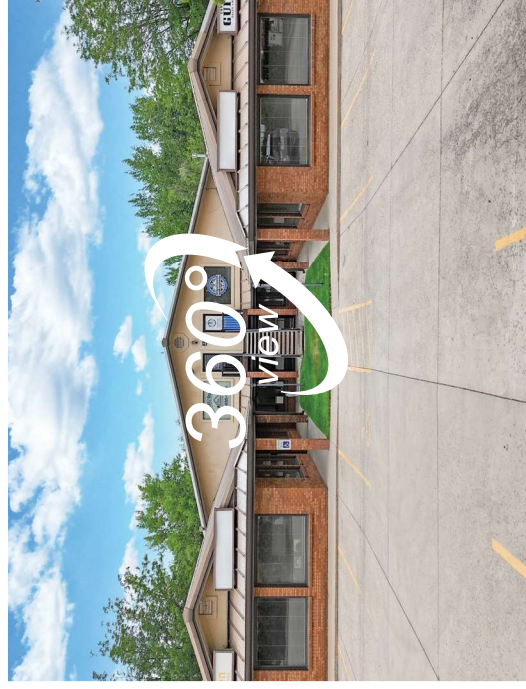
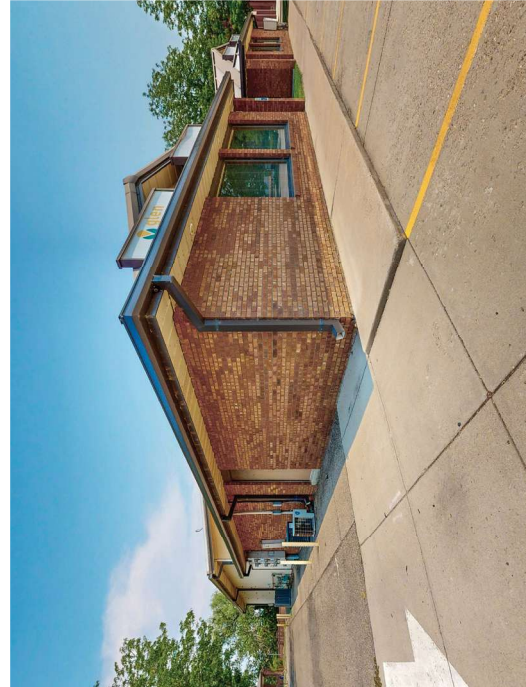
Unit	Tenant	Lease Start	Lease End	RSF	Rate Per SF	Annual Base Rent	Monthly Base	Annual NNN	NNN PSF	Ann. Increase
1	Belmarez Roofing	Month	Month	665	\$ 11.73	\$ 7,800	\$ 650	\$ -	\$ -	Mo. To Mo.
2	D&H Engraving	6/1/2025	5/31/2028	655	\$ 12.50	\$ 8,188	\$ 682	\$ 4,142	\$ 6.32	\$0.50/SF Ann.
3 (9,10)	Vacant Proforma	TBD	TBD	2,682	\$ 12.00	\$ 32,184	\$ 2,682	\$ 16,962	\$ 6.32	Proforma
4 (11)	Vacant Proforma	TBD	TBD	1,517	\$ 11.50	\$ 17,446	\$ 1,454	\$ 9,594	\$ 6.32	Proforma
5,6	Glen Homes, LLC	9/1/2025	8/31/2027	1,443	\$ 16.63	\$ 24,000	\$ 2,000	\$ 9,126	\$ 6.32	5% Ann.
7,8	Vacant Proforma	TBD	TBD	2,365	\$ 14.00	\$ 33,110	\$ 2,759	\$ 14,957	\$ 6.32	Proforma
12	Canyon Acoustics	Month to	Month	1,051	\$ 8.00	\$ 8,408	\$ 701	\$ -	\$ -	Mo. To Mo.
Current / Proforma Totals (RSF)					Sq. Ft	\$ 131,135	\$ 10,928	\$ 54,780		

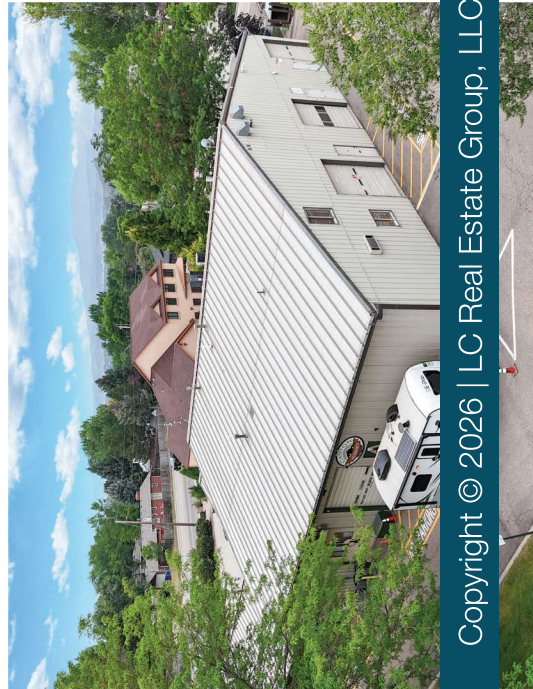
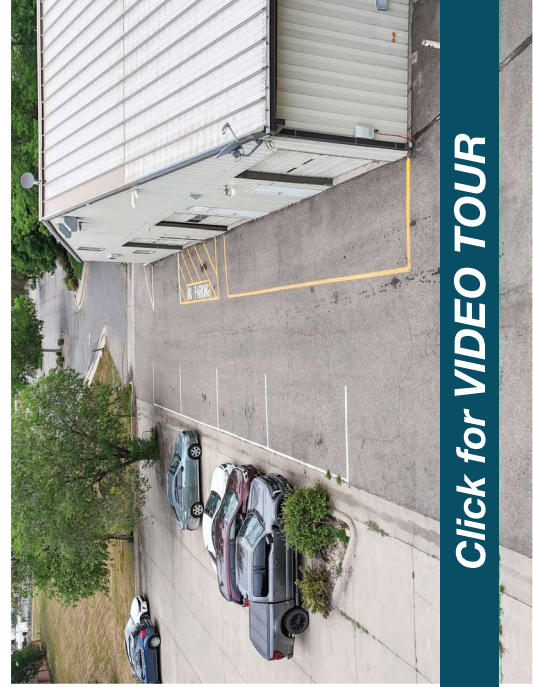
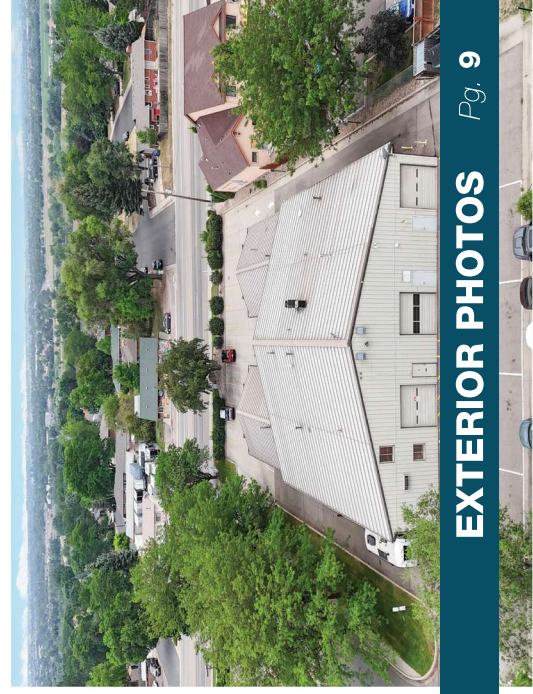
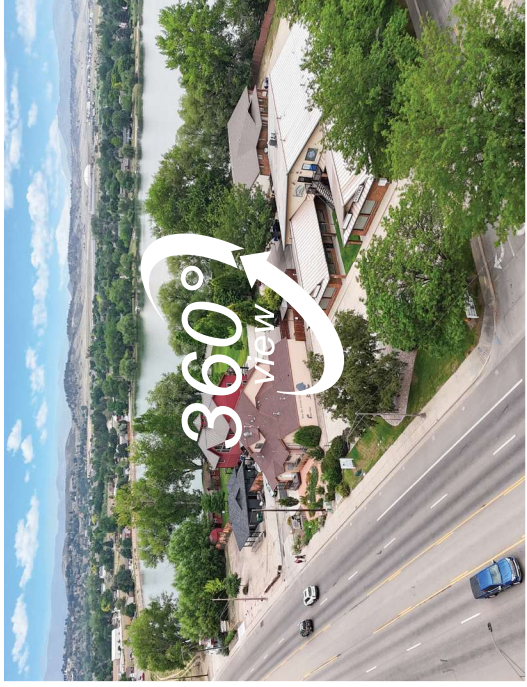
* RSF Does Not Include +/- 1,582 SF of Mezzanine and Storage Space in Units 2, 3 (9,10), and 5,6.

Building GSF					11,960	Sq. Ft
Larimer County Assessor Total Above Grade Sq. Ft.					12,314	Sq. Ft

Notes	2025 CAM Budget	Annual	10,378	RSF
Unit 1 - Currently month-to-month. In discussions for potential new lease. Second level space with two private offices, lobby, restroom, and storage room.	Property Taxes	\$ 37,040	\$ 3.57	
Unit 2 - Request Lease from Agent. D&H Engraving actively seeking suitable sublease arrangement. RSF figure does not include +/- 626 SF of unfinished under-eave storage space.	Property Insurance	\$ 2,500	\$ 0.24	
Unit 3 (9,10) - RSF figure does not include 626 SF of Mezzanine Storage Space in unit 9/10. Suitable for mixed use pseudo retail frontage with kitchen and open warehouse in back with two (2) 12'x10' overhead doors and mezzanine storage space.	Repairs & Maintenance	\$ 2,700	\$ 0.26	
Unit 4 (11) - Suitable for combined Flex Office/Warehouse use or separate units with demising wall. Suitable for combined Flex Office/Warehouse use or separate units with demising wall.	Grounds Maintenance	\$ 2,445	\$ 0.24	
Unit 5,6 - Request Lease from Agent. Main level offices with conference rooms and workspaces. 1,443 RSF figure does not include +/- 330 SF of second level Storage Space in unit 5,6.	HVAC Repairs & Maintenance	\$ 1,500	\$ 0.14	
(Storage and workshop) could be incorporated into unit 3(9,10), or leased separately.	Disposal & Waste Fees (CAM)	\$ 1,500	\$ 0.14	
Unit 7,8 - Generous private offices with reception, conference room, kitchenette and restroom. Set up well for versatile owner-user play. Potential to combine with units 4(11) if owner-user requires Office/Warehouse setup with offices, conference rooms, and warehouse with mezz.	Common Utilities	\$ 8,867	\$ 0.85	
Unit 12 - Currently month-to-month. In discussions for potential new lease. Small shop area with 10'x10' overhead door, private office/display room, restroom, and storage loft.	Total	\$ 56,552	\$ 5.45	
Total Vacant for Owner/User 6,564 RSF + Mezzanine Storage	Management Fee (Est.)	\$ 9,081	\$ 0.88	
	Total	\$ 65,633	\$ 6.32	

Current in-place income \$52,538 with upside in below market rent and NNN lease conversion





MARKETING ASSETS | LINKS

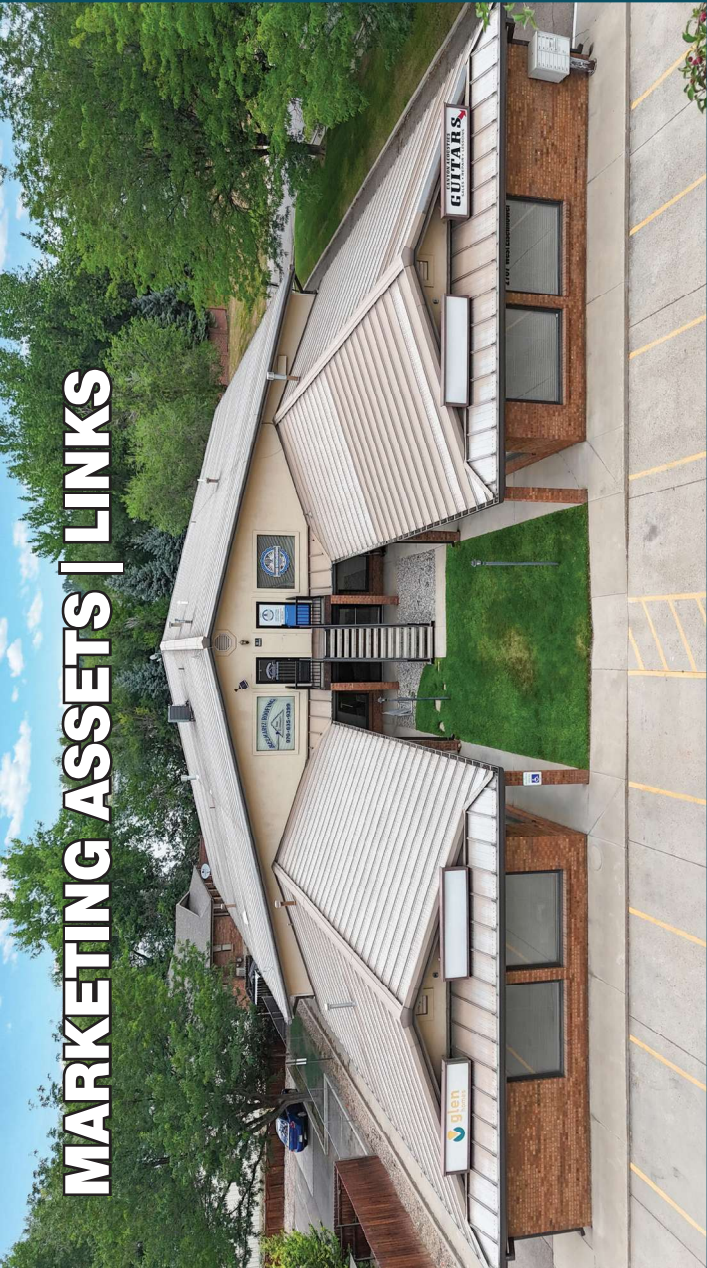
CUSTOM PROPERTY VIDEO TOUR



INTERIOR 360 MATTERPORT TOUR



EXTERIOR 360 AERIAL TOUR

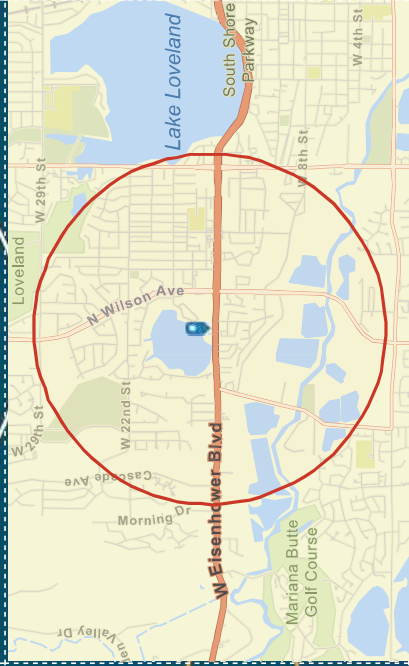


Demographics

2707 W Eisenhower Blvd, Loveland, Colorado,
80537 2
Ring of 1 mile

REAL ESTATE GROUP LC

MINDEFULLY CREATING COMMUNITY



INCOME



BUSINESS



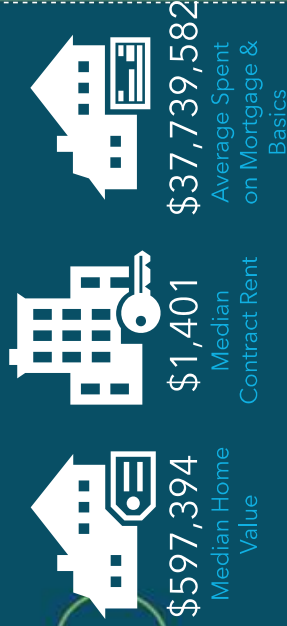
EMPLOYMENT



KEY FACTS



HOUSING



COMMUTERS



2707 W. Eisenhower Blvd

Loveland, Colorado

\$1,800,000 | \$173/RSF

10,378 TOTAL RSF | 6,564 RSF Available \$11.50 -14/SF



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