# 3620 E HIGHWAY 34

**LOVELAND, CO**

dhlb RETAIL BROKERAGE




## PROPERTY HIGHLIGHTS

- Approximately 7.535 acres available for sale located along the SWC of N Boyd Lake Ave and Hwy 34. Approximately 1.0 shares within the Loveland Water Bank allocated to the property ($48,825 Value). In addition there are 17 2/3 of Chubbuck water inches for irrigation purposes that come with the property.
- Property is currently not annexed, platted, or zoned (located in Larimer County).
- Located on the "going to work" side of US 34 with great visibility and traffic with over 48,000 cars per day.
- Established trade area, located adjacent to the new Loveland Ford Dealership and near Centerra Marketplace anchored by Target, Sportsman's Warehouse, Marshalls, JoAnn Fabrics and Old Navy. Whole Foods Market and King Soopers are planned nearby within 1 mile from the site.
- Walking Distance from Mountain View High School (1,120 students).

## NEARBY RETAILERS

WHOLE FOODS MARKET · TARGET · SPORTSMAN'S WAREHOUSE · SCHEELS

## TRAFFIC COUNTS

| | |
|---|---|
| **On Highway 34 east of N Boyd Lake Ave** | 48,805 CPD |
| **On Highway 34 west of N Boyd Lake Ave** | 48,839 CPD |
| **On Interstate 25 north of Highway 34** | 89,479 CPD |
| **On Interstate 25 south of Highway 34** | 92,391 CPD |

*Source: CDOT 2026*

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|---|---|---|---|
| **POPULATION** | 31,257 | 82,668 | 261,744 |
| **AVERAGE HH INCOME** | $140,980 | $138,848 | $148,211 |
| **BUSINESSES** | 1,847 | 4,610 | 12,150 |
| **EMPLOYEES** | 21,059 | 40,397 | 92,391 |

*Source: Applied Geographic Solutions, 2026 Estimates*


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