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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