

▶ **RESTAURANT BUILDING FOR SALE**
1011 E EISENHOWER BLVD
Loveland



Former Widow McCoy's restaurant now operated as Hokkaido Chinese Buffet.

The building was purchase out of foreclosure in 2014 and completely renovated in 2016. All new restaurant equipment is included in the sale.

The building could be split into two spaces.

Great hi -visibility location with traffic count over 40,000 vehicles per day. Located directly across the street from Sam's Club, Home Depot, Jax Outdoor Gear and Muive Gym.

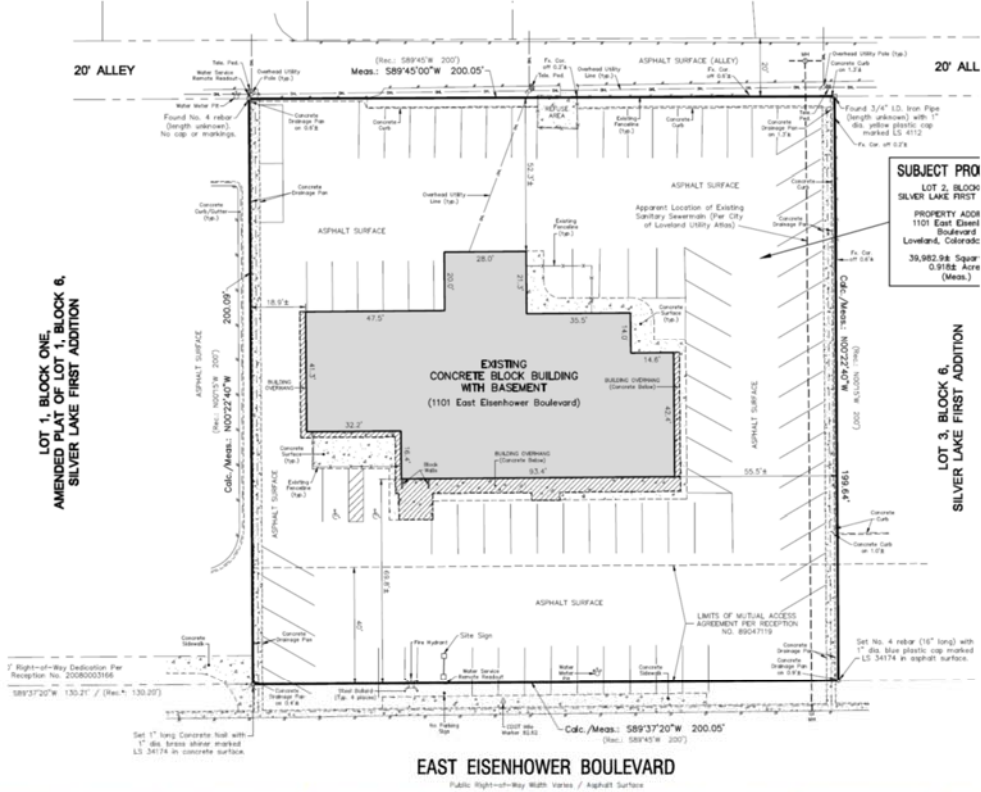
7,080 SF
on
0.92 ACRES
(40,075 SF)

\$1,500,000
(\$211.86/SF)

ZONED B-DEVELOPING
BUSINESS
CITY OF LOVELAND

- **PRICE INCLUDES ALL FF&E**
- **EQUIPMENT PURCHASED NEW IN 2016**
- **NEW ELECTRICAL SERVICE**
- **NEW 2,000 GAL. GREASE TRAP**
- **4—NEW 5 TON HVAC UNITS**

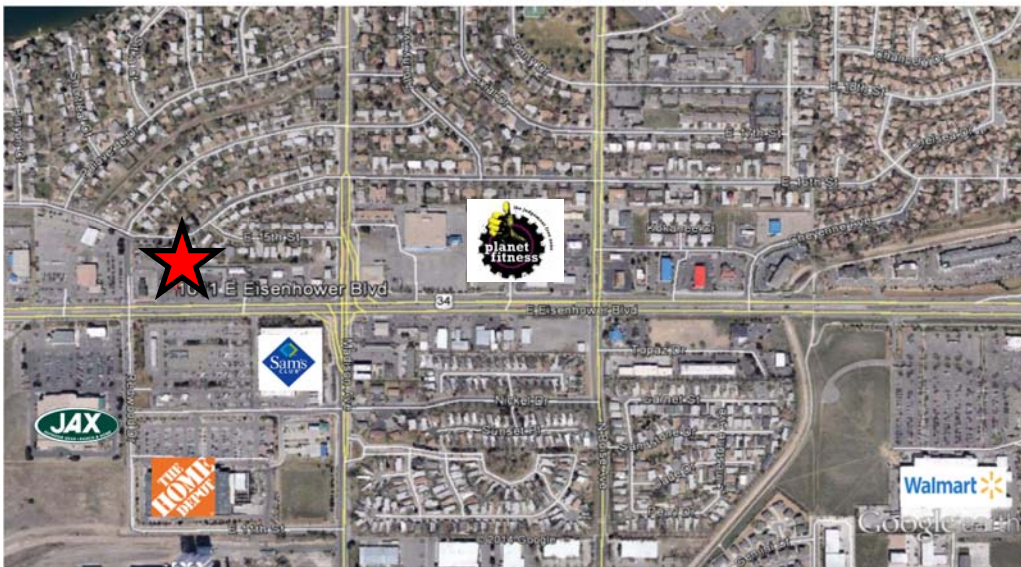
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- Built in 1959, remodeled in 1984 & 2016
- 77 parking spaces (10.85/1000sf)
- Patio Seating Area
- 200' frontage on US Hwy 34
- 3/4" Water Tap
- 4" Sewer Tap



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- FEMA—Zone X
- Concrete / masonry construction
- Steel roof, EPDM rubber membrane
- Small basement storage area not included in square footage



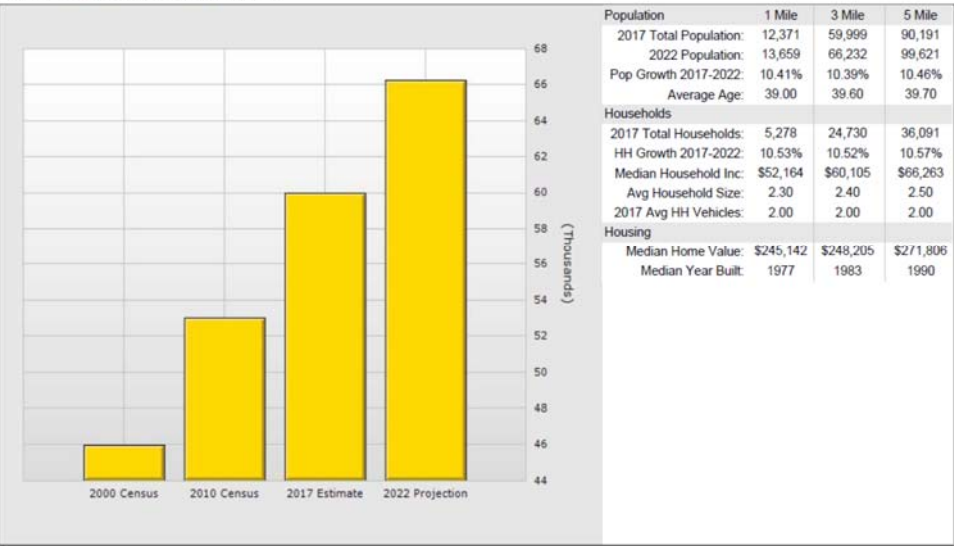
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697 N DENVER AVENUE
 SUITE 100
 LOVELAND, CO 80537

1011 E EISENHOWER BLVD

Population for 3 Mile Radius
 1011 E Eisenhower Blvd, Loveland, CO 80537



	1 Mile	3 Mile	5 Mile
Population			
2017 Total Population:	12,371	59,999	90,191
2022 Population:	13,659	66,232	99,621
Pop Growth 2017-2022:	10.41%	10.39%	10.46%
Average Age:	39.00	39.60	39.70
Households			
2017 Total Households:	5,278	24,730	36,091
HH Growth 2017-2022:	10.53%	10.52%	10.57%
Median Household Inc:	\$52,164	\$60,105	\$66,263
Avg Household Size:	2.30	2.40	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$245,142	\$248,205	\$271,806
Median Year Built:	1977	1983	1990

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