

2,971 SF  
FOR LEASE

**201** E 4th Street  
LOVELAND | COLORADO



**PREMIER RETAIL OR RESTAURANT SITE FOR LEASE**

DOWNTOWN LOVELAND STOREFRONT

**CBRE**

THE HEART OF DOWNTOWN LOVELAND  
ON THE CORNER OF 4TH STREET AND CLEVELAND

## DOWNTOWN LOVELAND

Home to more than 100 businesses

This retail /restaurant site in downtown Loveland is located on the corner of 4th Street and Cleveland Avenue, near the historic Rialto Theater. The historic building offers amenities such as prominent corner signage on the southwest corner, the opportunity for patio space along 4th Street and Cleveland Avenue (pending approval), and a grease trap.

Downtown Loveland offers a small-town atmosphere with a locally owned restaurant scene, a vibrant brewing community, unique retail stores, and numerous art galleries that contribute to its dynamic artisan district. Loveland is the perfect place to love being local.



**4TH STREET CORE**



**Completed 4th Street Revitalization Project.**



# ABOUT 201 E 4th STREET

## Highlights

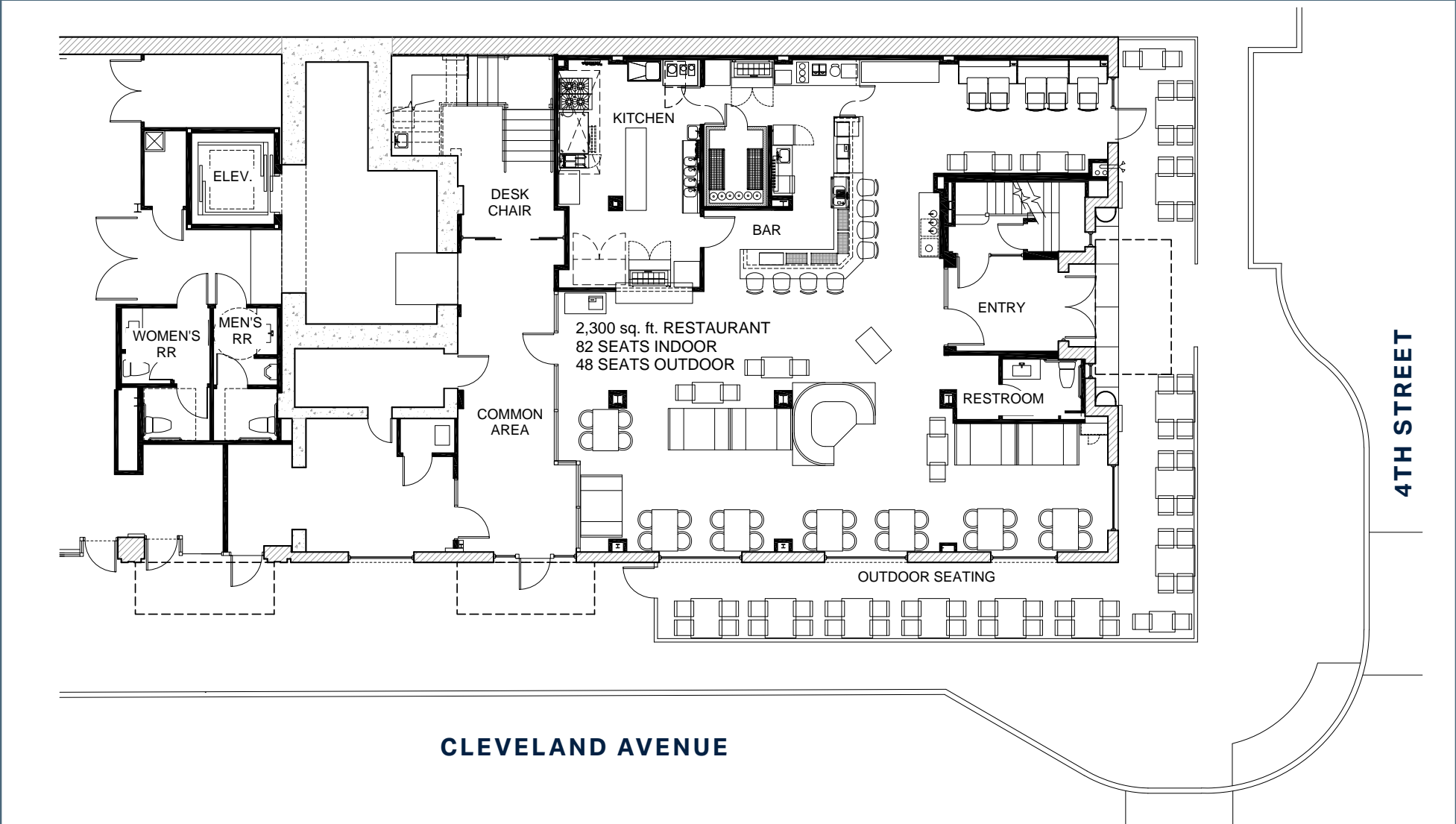
- Restaurant opportunity with tenant improvement allowance
- South & West Facing storefront along Loveland's prime retail strip (4th St.)
- Opportunity for patio on 4th Street and Cleveland (Pending approval)
- Near the historic Rialto Theater
- Be part of the Heart Improvement Plan (HIP Streets) for the streets within the historic core of downtown (the 5 blocks along 4th Street that extend from Garfield to Washington Ave.)

## Property Overview

Rentable SF	2,971 SF
Basement Storage	185 SF (no charge)
Lease Rate	\$27.00 NNN
Est. NNN Expense	\$7.50
Monthly Rent	\$6,684.76 + NNN
TI Allowance	\$65.00 SF

UNBEATABLE LOCATION IN THE  
MIDDLE OF GROWING DOWNTOWN  
LOVELAND DISTRICT

# FLOOR PLAN



# 4TH STREET REVITALIZATION

The City of Loveland began construction for the Heart Improvement Plan's 4th Street Revitalization project in late February, with completion targeted for winter 2026, weather permitting. The work will focus on five blocks along 4th Street from N. Garfield Avenue to N. Washington Avenue, with construction beginning on the first two blocks between N. Washington Avenue and N. Lincoln Avenue.

The plan is designed to :

- Improve sidewalks to meet ADA accessibility
- Upgrade West and East travel lanes
- Add a five-foot wide amenity zone featuring pedestrian lighting, bike racks, decorative fencing, and integrated public art

Construction will begin with Block 1 and Block 2 followed by construction on Block 5, Block 3, and Block 4.

**Block 1** - Washington to Jefferson

**Block 2** - Jefferson to Lincoln

**Block 3** - Lincoln to Cleveland

**Block 4** - Cleveland to Railroad

**Block 5** - Railroad to Garfield

## Phase 1A

Utility & Roadway Replacement

## Phase 1B

Sidewalk improvements,  
Landscape/Plantings, & Site Amenities



# DOWNTOWN LOVELAND

Loveland, Colorado is a town of more than 77,000 people just 45 minutes north of Denver in the foothills of the Rocky Mountains.

The Downtown Loveland District advertises itself as a collaboration between three nonprofit organizations to create a "vibrant, safe, dynamic environment to gather, live, educate, shop work, and play". It is home to more than 100 businesses, local and national.

Revitalization currently taking place in downtown include a lighting attraction, wider sidewalks and improved street scape experience. E 4th Street is front and center to these improvements.





# DEMOGRAPHICS

COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	9,284	56,746	96,471
2029 Population - 5 Yr. Projection	9,131	56,805	100,134
2024-2029 Annual Population	0.00%	0.02%	0.75%
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$83,827	\$96,730	\$110,307
Median Household Income	\$66,196	\$77,915	\$85,224
<b>HOUSING VALUE</b>			
Median Home Price	\$521,469	\$498,976	\$571,525
Average Home Price	\$611,574	\$568,185	\$633,662
<b>DAYTIME POPULATION</b>			
Daytime Workers	8,170	30,621	48,581
Daytime Residents	3,858	26,670	45,650

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