



Located on a high-profile corner in the vibrant heart of Downtown Loveland, this immaculate property is the ideal turnkey solution for a charter, private, or vocational/trade school, as well as a senior daycare or rehab facility or many other uses. Beyond its prominent location, the property ensures convenience for staff, students, and visitors alike, featuring ample street parking alongside two nearby parking lots.

LOVELAND SCHOOL BUILDING

PROPERTY TYPE: **SCHOOL**

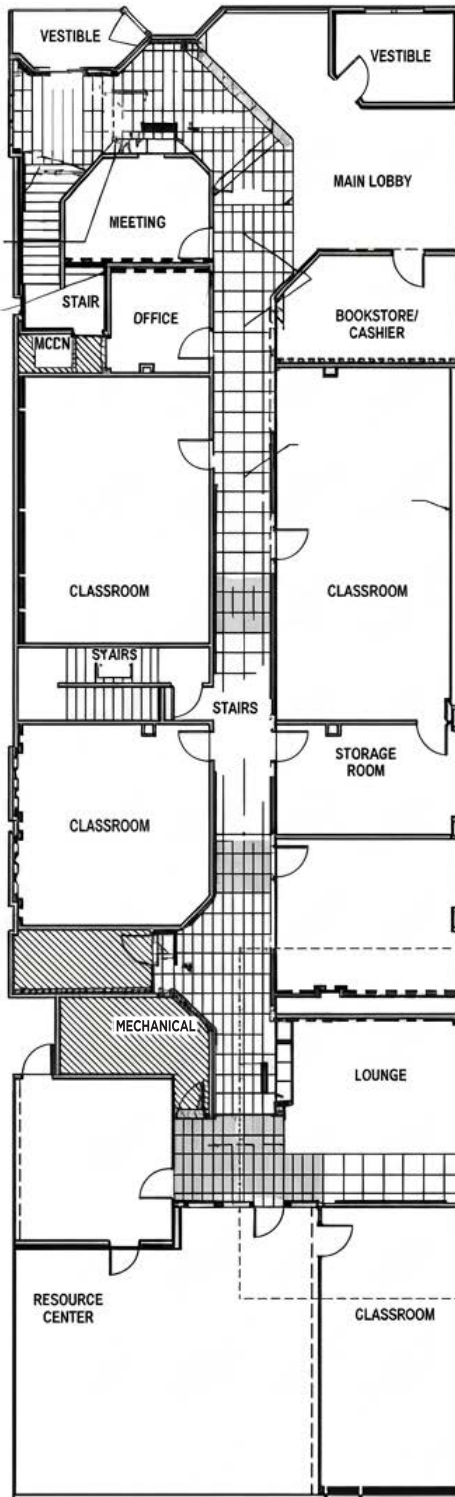
AVAILABLE: **14,584 SF**

SALE PRICE: **\$2,650,000**

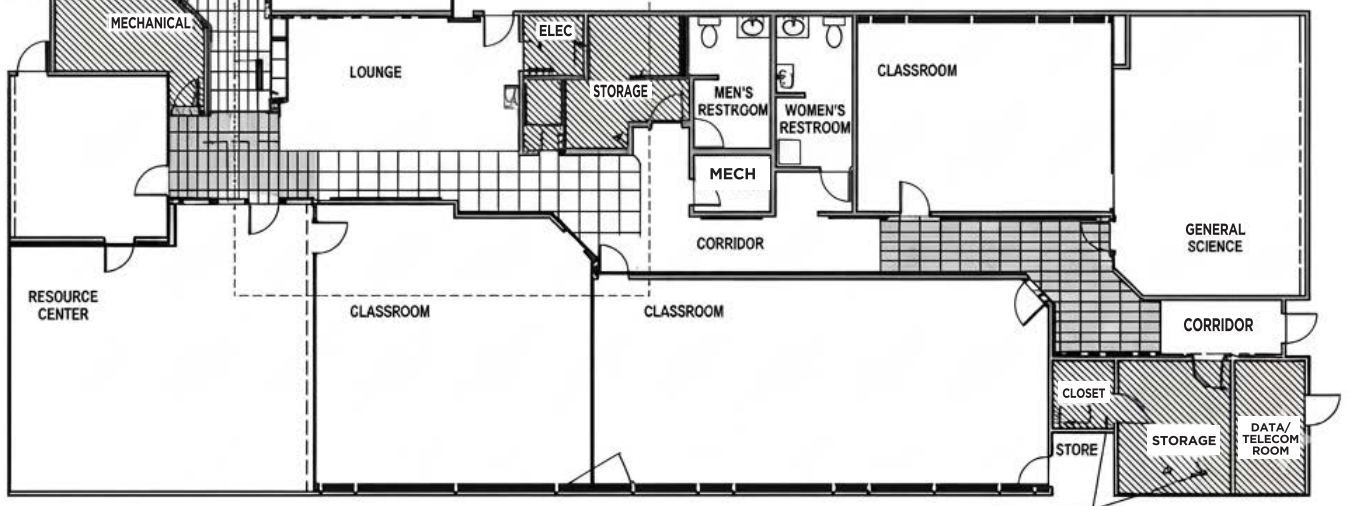
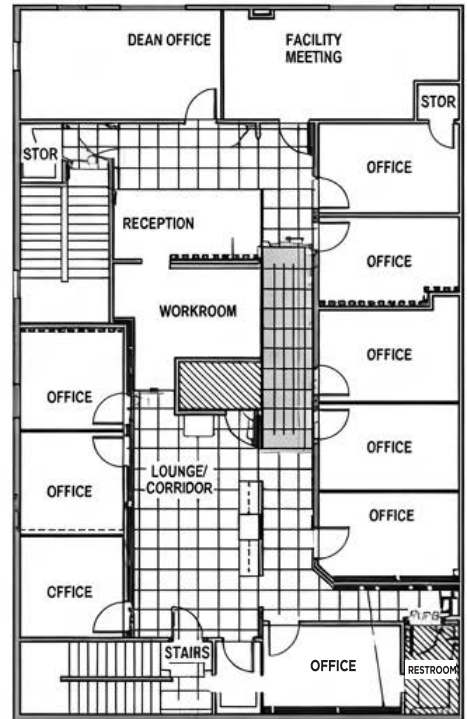
FEATURES:

- **Functional floor plan:** 6+ classrooms, 14 offices, reception area, lounges, and meeting rooms. Easily modified
- **Excellent condition:** Building has been meticulously maintained. Upgraded in 2019
- **Turnkey package:** Furniture, fixtures, and equipment included in the sale
- **Prime surrounding amenities:** Walking distance to restaurants, breweries, retail, a theater, and other entertainment venues

FIRST FLOOR

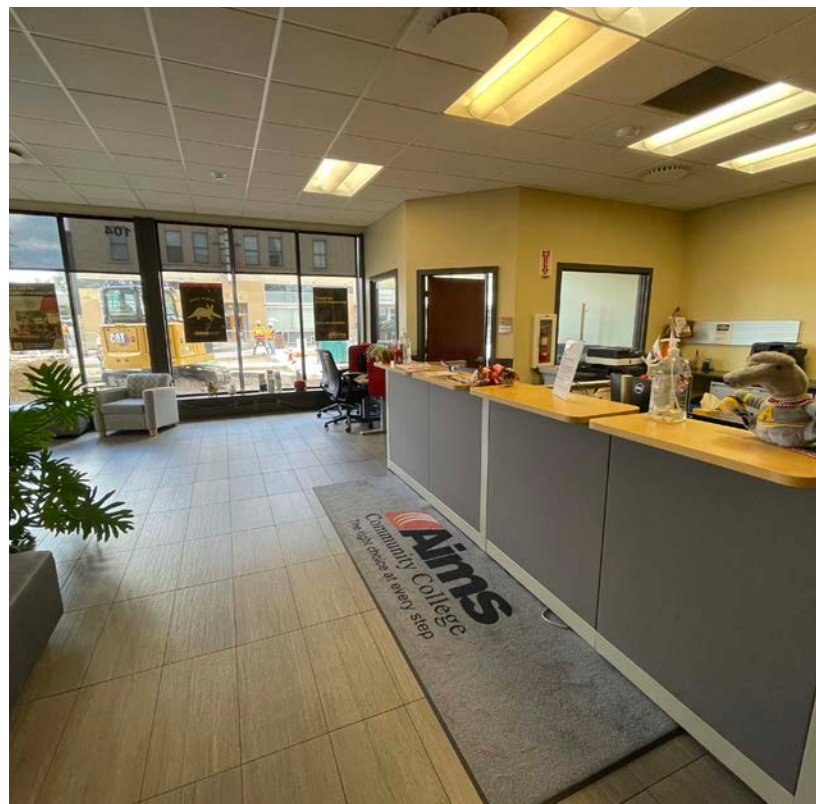


SECOND FLOOR



FEATURED PROPERTY

104 E. 4TH STREET • LOVELAND, CO 80537



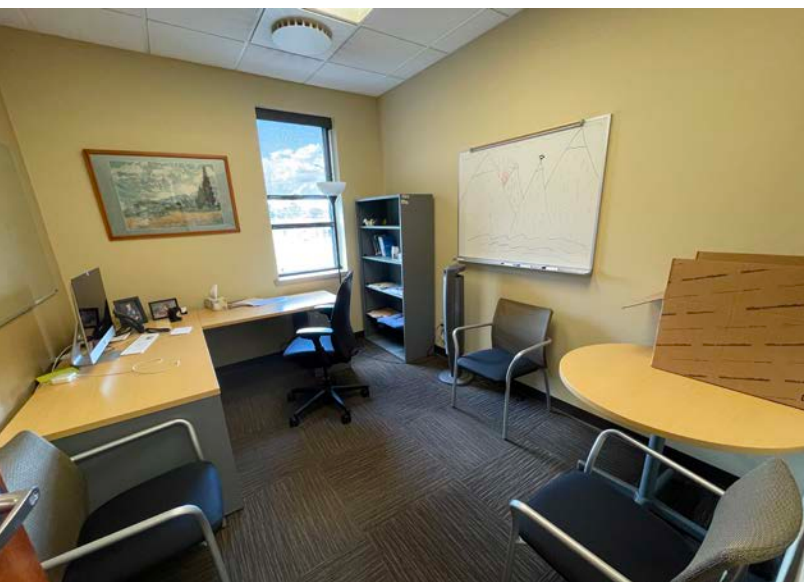
VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

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SITE LOCATION

104 E. 4TH STREET • LOVELAND, CO 80537

15.3

MILES
TO FORT COLLINS

21.1

MILES
TO GREELEY

60.9

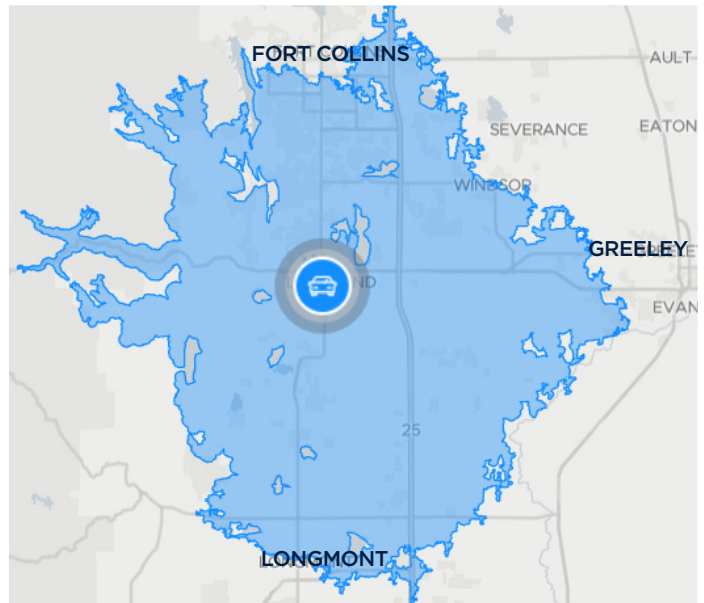
MILES
TO CHEYENNE

52.9

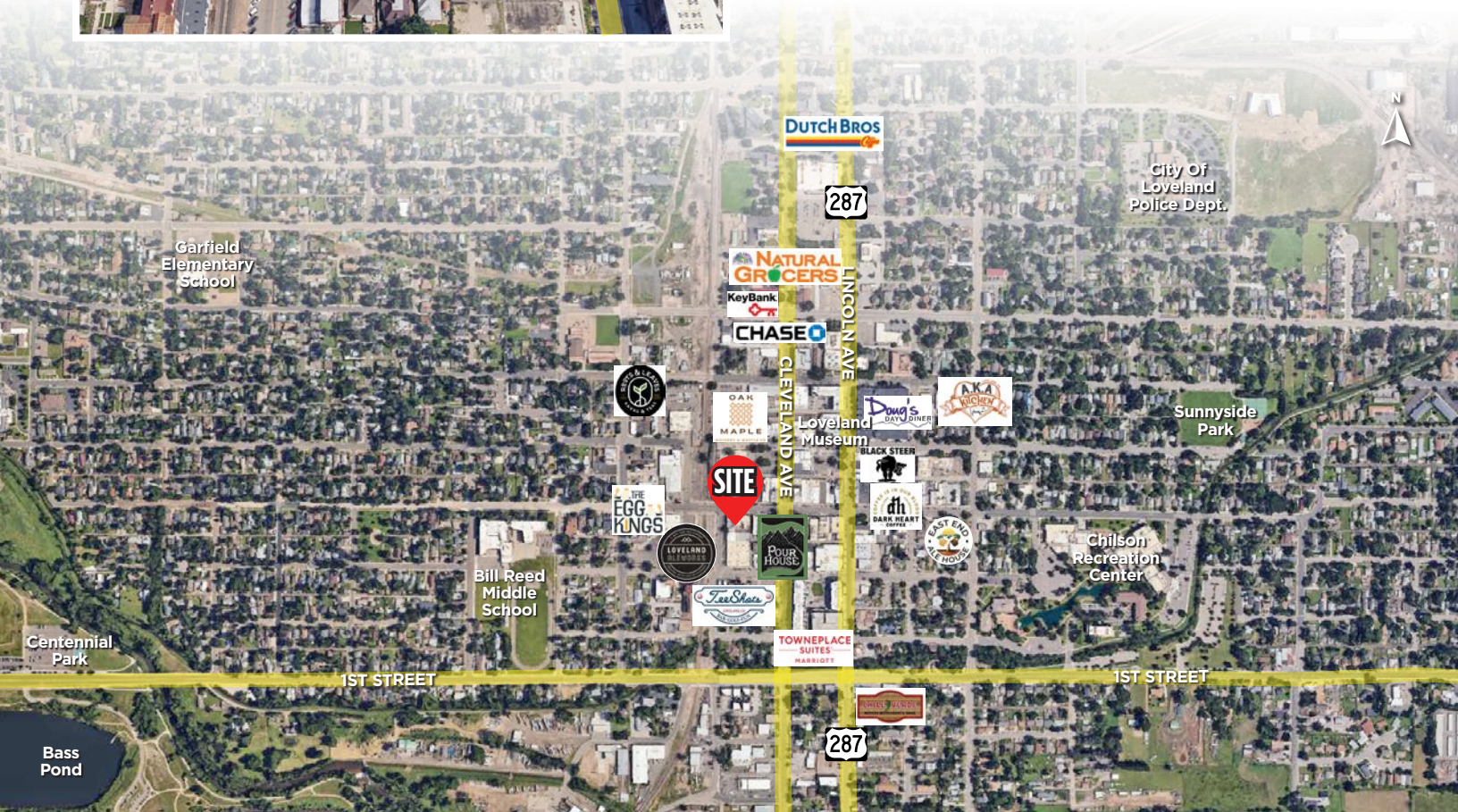
MILES
TO DENVER
INTERNATIONAL
AIRPORT



30 MINUTE DRIVE TIME MAP



ZONING: DT - DOWNTOWN BUSINESS



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DOWNTOWN LOVELAND

Downtown Loveland is undergoing dynamic growth, fueled by new retail and dining destinations—including the recently announced Rio Grande Mexican Restaurant—alongside a fully reimagined streetscape and additional planned improvements.



This sustained momentum is driving increasing foot traffic, rising commercial rents, and steady appreciation in downtown property values, positioning the area as one of Northern Colorado's most attractive investment and lifestyle destinations.



The district is alive year-round with a vibrant lineup of community events, including Night on the Town, the Corn Roast Festival, summer concert series, Festival of Lights, Beer Week, outdoor fitness classes, and more—creating a constant draw for both locals and visitors.



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ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expend and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

ACCOLADES

2020 Governor’s Award for Downtown Excellence
 Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015
 Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016
 Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016
 Best Places to Live in the West (Loveland) - Sunset Magazine, 2014
 Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets” - Realtor.com, 2017

DEMOGRAPHICS

	1 Mile	3 Miles
Population	9,687	61,997
# Households	4,497	25,279
Average Age	39.60	39.50
Median Household Income	\$56,987	\$69,991
Daytime Employees	6,420	24,631
Population Growth 2021-2026	6.53%	6.16%
Household Growth 2021-2026	6.67%	6.24%

Source: CoStar

VISITOR GUIDE LINK

visitloveland.com/visitors-guide

Fort Collins

301 Remington Street
 Fort Collins, CO 80524
 970.229.9900

Loveland

200 E. 7th Street, Suite 418
 Loveland, CO 80537
 970.593.9900

Greeley

1711 61st Avenue, Suite 104
 Greeley, CO 80634
 970.346.9900

