

RETAIL SPACE FOR LEASE

101 E. 5th Street, Loveland, CO

YOUR SIGN

PROPERTY DETAILS

Available Space: 4,923 RSF

Lease Rate: \$15.00/SF NNN

Expenses: \$6.00/SF (est.)

Co-Tenants:

- Verboten Brewery
- Comet Chicken
- Maple & Oak
- NoCo Cat Cafe
- Red Letter Tattoo

Ideal Tenants:

- Coffee / Cafe'
- Full service Restaurant
- Retail Showroom
- Flex Users
- Light Manufacturing
- Furniture Boutique

Rico Devlin

Sr. Partner / Sr. Broker

970.413.1182

rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Commercial Brokerage Mgr

970.222.2473

nathan@lcrealestategroup.com

5TH ST. RETAIL/PRODUCTION/WAREHOUSE

LEASE RATE: \$15.00/RSF NNN (est. \$6.00/SF)

- High visibility retail/flex space in the heart of downtown Loveland
- Small patio opportunity in front, high ceilings with exposed beams and rustic appeal
- Abundant parking on street and adjacent parking lots to north and west of building
- Open showroom area with partition wall for inventory, warehouse and/or light manufacturing
- Close proximity to many restaurants, brew pubs, theater, hotel, banks and everything Downtown Loveland has to offer
- Located in enterprise zone allowing potential tax benefit: [click for link](#)
- Located in the DDA boundary: eligible for the restaurant improvement grant: [click for link](#)
- Alley access with ability to install roll-up door for loading
- Tenant Finish Allowance negotiable



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	9,537	58,485	96,301
Avg. HH Income	\$83,488	\$97,258	\$110,168
Households	4,623	25,503	41,432
Businesses	917	2,986	4,144
Employees	7,397	28,865	44,985



TRAFFIC COUNTS (Source: STDBOnline)

N. Cleveland Ave. @ 4th Street	12,000 VPD
5th Street btwn Cleveland & Lincoln	1,450 VPD

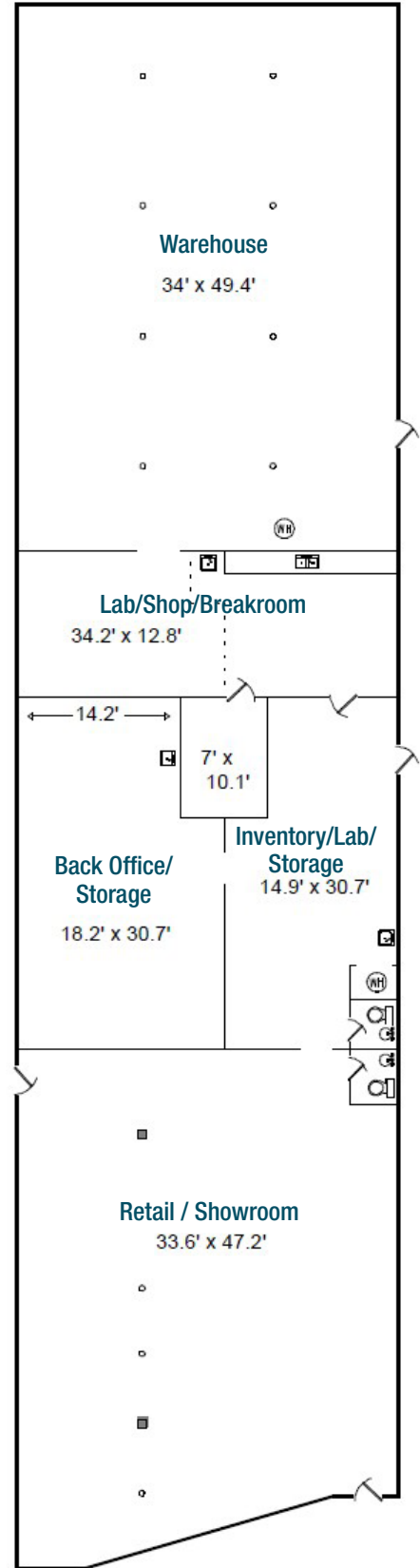
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 7/30/2026

RETAIL SPACE FOR LEASE

101 E. 5th Street, Loveland, CO



Railroad Avenue



5th Street

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 7/30/2026

RETAIL SPACE FOR LEASE

101 E. 5th Street, Loveland, CO

Also available For Lease

105 E. 5th Street - 1,240 SF Retail

- Lease Rate: \$20/SF NNN
- Small format retail with potential for front patio
- Small kitchenette & back area for inventory, etc...
- Small patio in back

[Click here for link to Marketing](#)



The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 7/30/2026