

FOR LEASE



RETAIL / OFFICE SPACE FOR LEASE

112 W 4TH STREET

Downtown Loveland, Colorado

CONCEPTUAL RENDERING



DOWNTOWN LOVELAND · COLORADO

Property Overview

Positioned on one of Downtown Loveland's most visible blocks, 112 W 4th Street offers 2,167 square feet of flexible retail/office space at the heart of a district in the middle of a sustained revival. The space sits directly adjacent to Loveland Aleworks and steps from the shops, galleries, and restaurants that anchor the 4th Street corridor. Ownership is actively reinvesting in the building and is committed to bringing new life and vibrancy to the property as part of the transforming downtown landscape.

The property lies within the **Colorado State Enterprise Zone** and the **Downtown Loveland Urban Renewal Area**, offering prospective tenants potential incentive advantages. A shared covered loading dock serves the space, and the open, single-story layout accommodates a wide variety of retail, office, and service uses.



SPACE SPECIFICATIONS



\$14 /SF NNN
LEASE RATE



2,167 SF
AVAILABLE SPACE



2025
EXTERIOR RENOVATION



Loading Dock
SHARED · COVERED

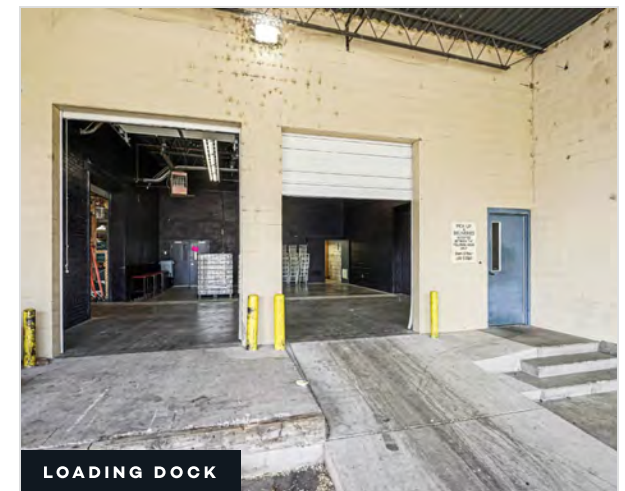
A Reimagined 4th Street Corner

Ownership's redevelopment reimagines the property with refreshed storefronts, warm lighting, and active street-level frontage that reconnects the building to Downtown Loveland's revival. Renderings are conceptual and shown for illustrative purposes.



The Space Today

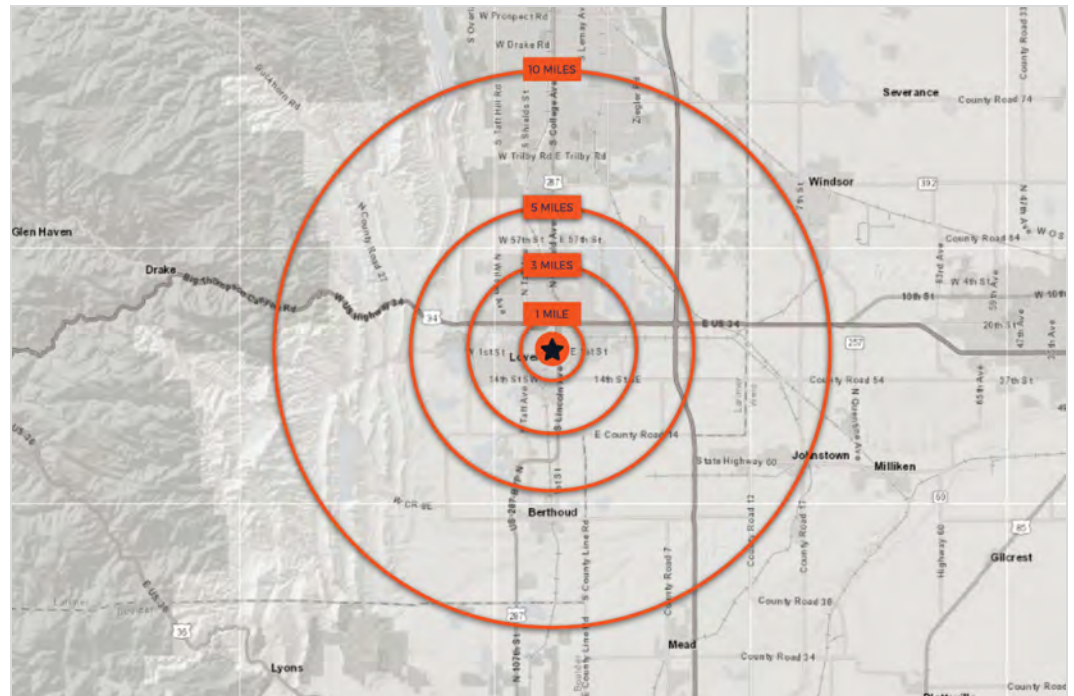
The single-story, open-format layout offers flexible front-of-house and back-of-house areas with a shared covered loading dock, ready to adapt to a wide range of retail, office, and service uses.



Demographics

TRADE-AREA SNAPSHOT

More than 214,000 residents and 88,000 households sit within ten miles of 112 W 4th Street, with roughly 90,000 people inside the five-mile ring and 60,000 within three miles. Median household income climbs from \$71,000 in the one-mile downtown core to nearly \$113,000 across the ten-mile trade area, and the market is well educated — 49% of adults within ten miles hold a bachelor's degree or higher.^[1]



DEMOGRAPHIC RINGS · 1, 3, 5 & 10-MILE RADII FROM 112 W 4TH STREET



POPULATION

1 MI	9,203
3 MI	60,295
5 MI	90,154
10 MI	214,391



HOUSEHOLDS

1 MI	4,705
3 MI	26,172
5 MI	38,728
10 MI	88,083



MEDIAN HH INCOME

1 MI	\$71,247
3 MI	\$84,904
5 MI	\$91,338
10 MI	\$112,888



BACHELOR'S DEGREE +

1 MI	34.4%
3 MI	37.0%
5 MI	39.8%
10 MI	49.2%

[1] Source: U.S. Census Bureau, American Community Survey (ACS) 5-year estimates, 2020–2024; radii measured from 112 W 4th Street, Loveland, CO. <https://data.census.gov/>

Floor Plan



Unit 112 pairs an open front-of-house zone along the W 4th Street storefront with two back-of-house areas, a dedicated flex space, restrooms, and a connecting corridor — a straightforward layout that adapts readily to retail, office, or service configurations. Proposed storefront improvements open the 4th Street frontage to natural light and street visibility.

PLAN KEY

- Front of House**
W 4th Street frontage with proposed storefronts
- Back of House #1 and Back of House #2**
- Flex Space**
- Restrooms and connecting corridor**



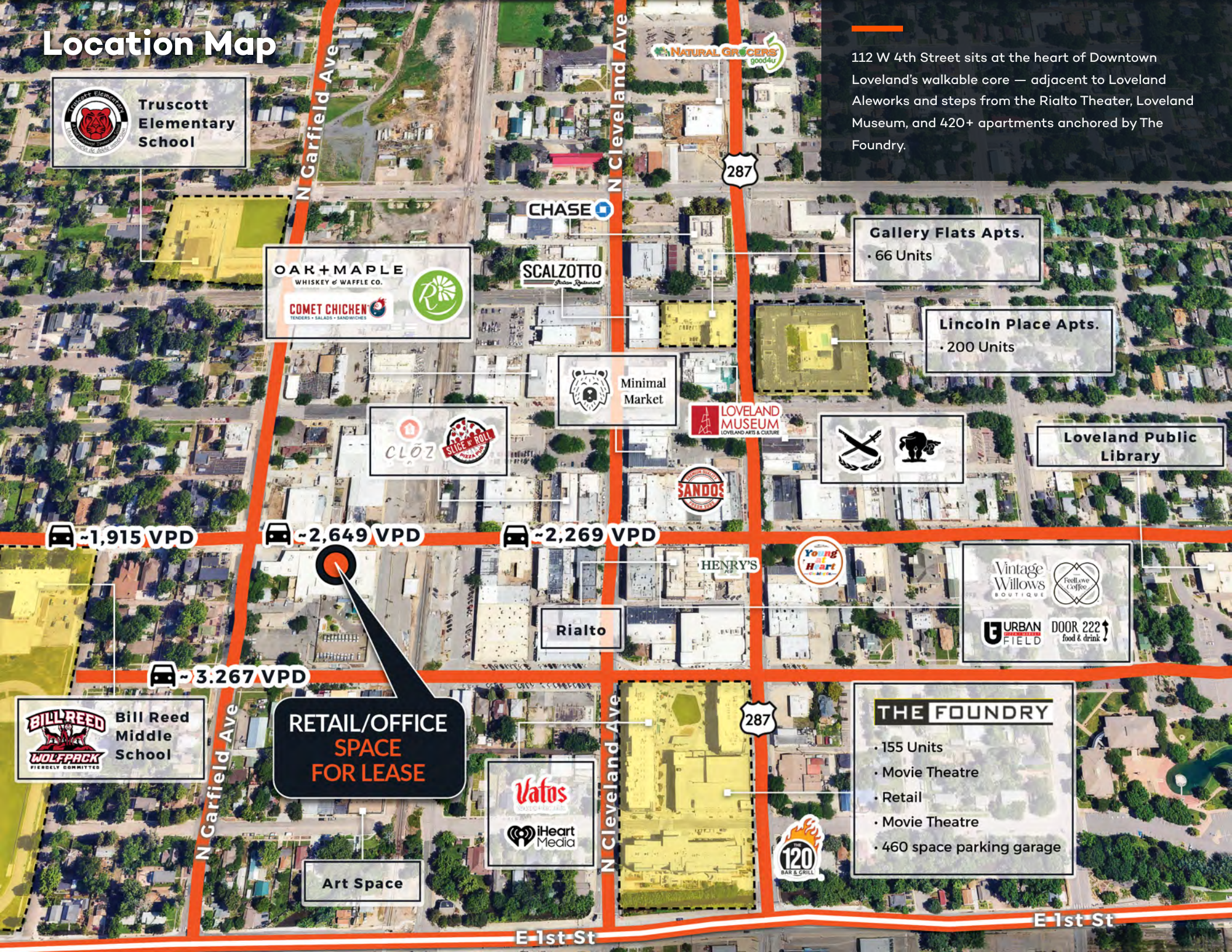
3-D SPACE RENDERING

Walk the space in an interactive 3-D tour — tap the button below or scan the code.



[VIEW THE 3-D TOUR](#)

Location Map



Truscott Elementary School

OAK+MAPLE
WHISKEY & WAFFLE CO.

COMET CHICKEN
TENDERS • SALADS • SANDWICHES



CHASE

SCALZOTTO
Italian Restaurant



Minimal Market



LOVELAND MUSEUM
LOVELAND ARTS & CULTURE



Loveland Public Library

-1,915 VPD

-2,649 VPD

-2,269 VPD

-3,267 VPD



Bill Reed Middle School

RETAIL/OFFICE SPACE FOR LEASE

Rialto

HENRY'S



Vintage Willows BOUTIQUE



URBAN FIELD

DOOR 222
food & drink

Vatos

iHeart Media

Art Space

287



THE FOUNDRY

- 155 Units
- Movie Theatre
- Retail
- Movie Theatre
- 460 space parking garage

112 W 4th Street sits at the heart of Downtown Loveland's walkable core — adjacent to Loveland Aleworks and steps from the Rialto Theater, Loveland Museum, and 420+ apartments anchored by The Foundry.

Gallery Flats Apts.

• 66 Units

Lincoln Place Apts.

• 200 Units

E 1st St

E 1st St



CONTACT

LUKE MCFETRIDGE

 (970) 692-1310

 luke@level-re.com

 level-re.com

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