

RETAIL SPACE FOR LEASE

105 E. 5th Street, Loveland, CO



PROPERTY DETAILS

Available Space: +/- 1,150 RSF

Lease Rate: \$20.00/SF NNN
Expenses: \$6.00/SF

Co-Tenants:

- Red Letter Tattoo
- Verboten Brewery
- Comet Chicken

Ideal Tenants:

- Coffee / Cafe'
- Boutique retail
- Salon / Barber
- Service-oriented retail

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5TH STREET RETAIL

LEASE RATE: \$20.00/RSF NNN (\$6.00/SF)

- High visibility small format retail space in the heart of downtown Loveland
- Small patio opportunity in front and private patio in back
- Abundant parking on street and adjacent parking lots to north and west of building
- Open showroom area with partition wall and kitchenette in rear
- Proximity to many restaurants, brew pubs, theaters, 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 and eligible for the restaurant improvement grant
- 4th Street H.I.P. Street Improvement Program - estimated completion 2026: [click for link](#)
- Additional storage available if needed



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

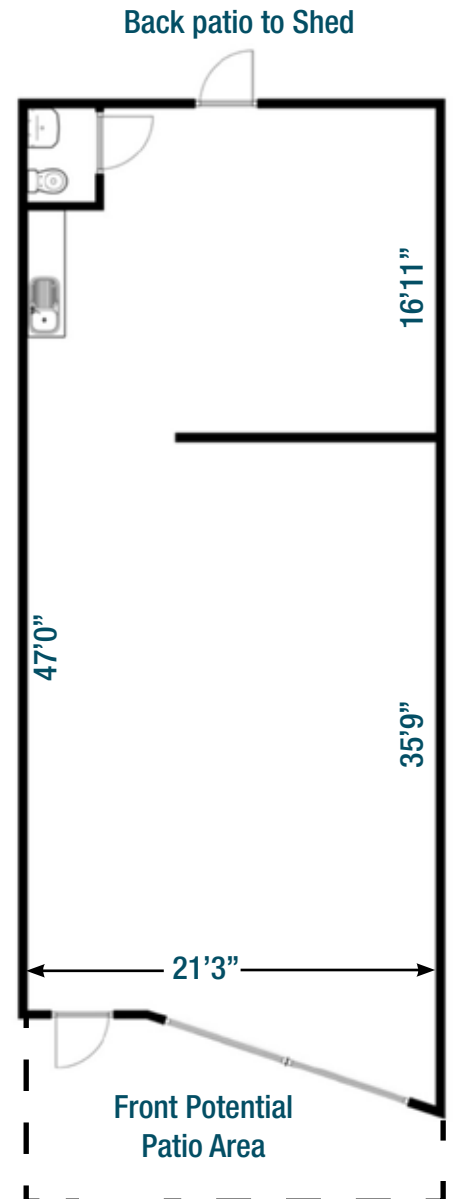


TRAFFIC COUNTS (Source: STDBOnline)

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

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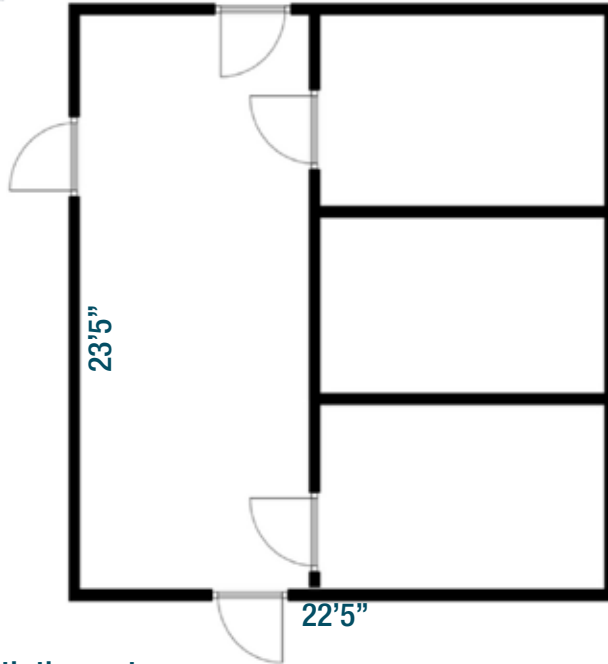
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- 22' x 23' Shed with three storage rooms
- Functions as partial dry storage
- Electrical outlets and lighting
- Shelving in place, can be removed
- Additional \$500/month



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