



RETAIL SPACE FOR LEASE

137 E. 4th Street, Loveland, CO



SLICE N' ROLL
PIZZA PUB

PROPERTY DETAILS

Available Space: 2,002 RSF

Co-Tenants:

- Black & Blues, Music & Brews
- Slice N Roll Pizza & Pub
- Loveland Chophouse
- Pour Brothers
- The Flipside
- Desk Chair

Ideal Uses:

- Cocktail/Mocktail Bar
- Boutique shop
- Coffee/Matcha shop
- Flower shop
- Dessert shop
- Art gallery/studio
- Wellness space

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DOWNTOWN LOVELAND RETAIL

LEASE RATE: \$24.00/SF NNN (\$4.94/SF)

- Exciting Downtown location just off the intersection at 4th Street & Cleveland
- Across from Desk Chair, and in the core of the Downtown foot traffic
- Timeless brick architecture with historic early 1900's construction, modernized with large storefront windows and open layout
- Steps from the \$24.5M Heart Improvement Project (HIP Streets) - a 5-block reconstruction of 4th Street estimated to be completed Nov. 2026, delivering wider sidewalks, improved streetscaping, and a dramatically more pedestrian-friendly environment directly in front of this space
- This space is just two blocks from one of the central hubs of Downtown events, bringing a consistent flow of foot traffic both seasonally and on weekends



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,392	54,130	79,577
Avg. HH Income	\$83,951	\$96,916	\$110,176
Households	4,336	25,023	41,430
Businesses	942	2,965	4,143
Employees	7,558	28,767	44,957



TRAFFIC COUNTS (Source: STDBOnline)

N. Cleveland Ave. @ E. 4th Street	12,000 VPD
E. 4th Street @ N. Railroad Ave.	1,950 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. 5/27/2026

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- Beautiful hardwood floors and exposed brick
- 14' High ceilings with stamped tin
- Large storefront windows
- Shared restrooms



Virtually Staged Coffee Shop



Virtually Staged Cocktail Bar

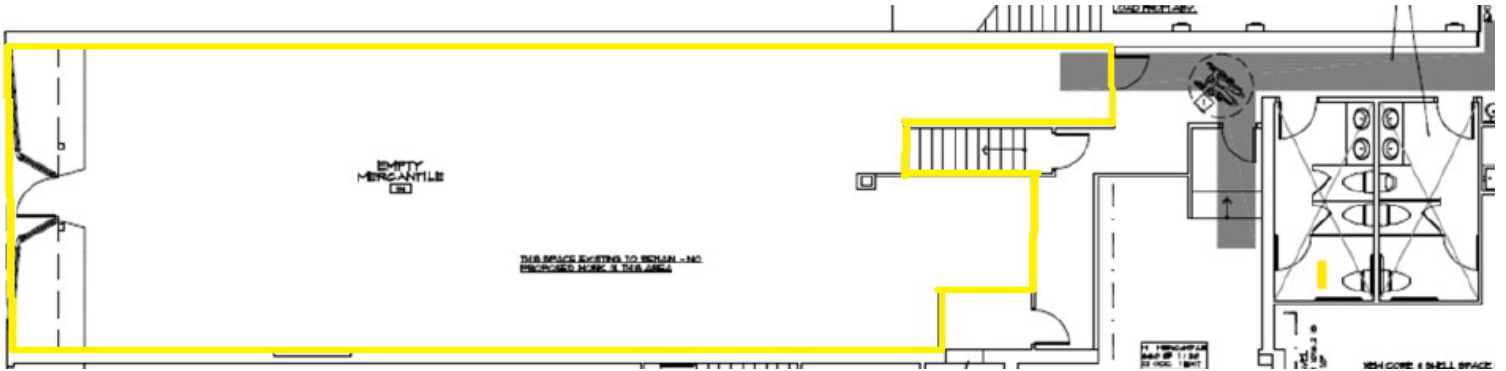


Virtually Staged Women's Boutique



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DOWNTOWN LOVELAND DEVELOPMENTS

1
Patina Flats - 155 unit premium designed apartments, ground level retail

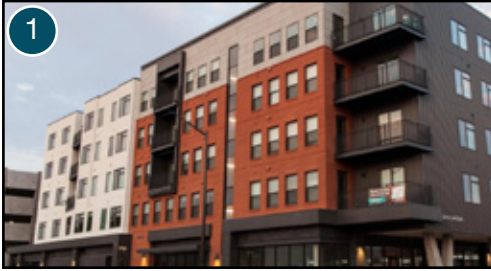
2
Lincoln Place Apts - 300+ residential apartments. Walking distance to all downtown amenities

3
Loveland Museum - Renovation and addition of existing building with expansion into adjacent building

4
Metrolux Dine-In Theater - High-tech projection, 7 screens, reclining seats and restaurant/bar

5
The Foundry - Residential, parking building, commercial and retail spaces, and event courtyard

6
Towneplace Suites by Marriott - New luxury 4-story hotel with 102 rooms and premium amenities



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