OWNER-USER RETAIL INVESTMENT

1601-1609 N. Lincoln Avenue
Loveland, CO

LC REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY

PRICE REDUCED!

$2,100,000 | $174/SF

12,060 TOTAL SF
5,280 RSF AVAILABLE
$14.00/SF NNN

Owner-User Retail Investment | Loveland, CO

$2,100,000 | 12,060 SF Retail | $174/SF | 7.77% Pro Forma Cap

Investment Highlights

- Stablized income stream to offset ownership cost or cash flow potential
- 2,904 - 5,280 SF of Lease-up potential for investors seeking cash flow
- Attractive basis - priced at approximately 50% of replacement cost
- Strategic location within an active and improving downtown corridor, at the center of Loveland, with high traffic counts and visibility
- Future upside via rent escalations and constrained retail market
- DDA incentives may enhance redevelopment or repositioning opportunities

Property Highlights

- Total Building Size: 12,060 SF across three suites
- Low historic NNN expenses, currently at $6.91/RSF
- 5,280 RSF end-cap unit available at $14.00/sf NNN or occupancy by owner/user
- Lot Size: 1.05 Acres (3 parcels), with abundant parking on the north and south sides
- Construction: Stucco and stone storefront with large windows and overhead doors on the north side, ideal for showroom retailers
- Originally built in 1945 and fully remodeled in 2019 including new roof, HVAC, façade, and interiors
- Zoning: B - Developing Business (DDA district)

Current Tenancy

- 5,280 SF - Former tenant/owner - vacant
- Elevation Education (2,904 SF) - $13.93/sf NNN - Lease through March 2027
- The Loopy Ewe (3,249 SF) - $15.00/sf NNN - Lease through March 31, 2029; with one 3-year renewal option with 3% annual increases

Total Annual Current Income $129,756 in place

Property is located in the Loveland DDA and Enterprise Zone. Eligible for business tax credits & incentives.
ENTERPRISE ZONE LINK LOVELAND DDA LINK

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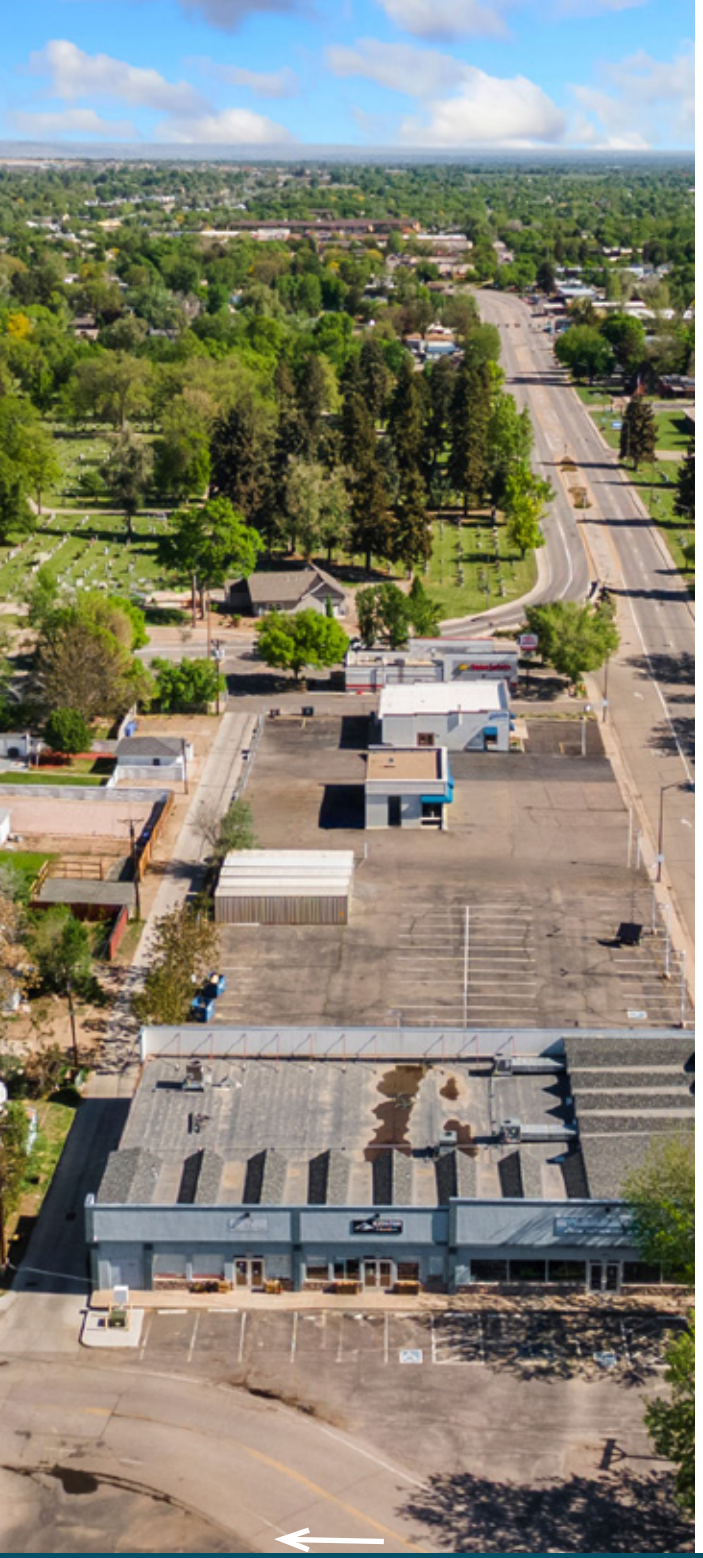
AREA OVERVIEW



Location & Geography

Strategically located on Lincoln Avenue (Highway 287), just four blocks south of Highway 34 (Eisenhower Blvd.), the property enjoys excellent visibility with over 12,000 vehicles per day and easy access to downtown Loveland, regional highways, and surrounding municipalities. Drive times include:

- Downtown Loveland – 3 minutes / 1 mile
- Fort Collins, Greeley, Longmont: +/-20 minutes - north, east and south, respectively
- Denver International Airport (DIA) – 51 minutes southeast
- Denver – 51 minutes south on I-25

Future Development

The property is also situated within the Loveland Downtown Development Authority (DDA) district, making it eligible for a variety of incentives for development including Tax Increment Financing (TIF), façade improvement grants, restaurant conversion grants, and fire suppression grants.

Surrounding Amenities

The immediate trade area features a wide mix of grocery stores, national retailers, and quick-service restaurants, enhancing day-to-day convenience for tenants and visitors alike.

Within a one-mile radius of the Property:

Grocery Stores:
(Sprouts Farmers Market, Natural Grocers, King Soopers)

Major Retailers:
(Walgreens, Ace Hardware, Home Depot, Sam's Club, PetsMart)

Fast Food & Restaurants:
(Taco John's, Good Times Burgers, Dairy Queen, Blackjack Pizza, Subway, Starbucks, Dutch Bros. Coffee, Mc Donald's, Applebee's, Qdoba)

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FINANCIAL OVERVIEW

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FINANCIAL OVERVIEW

CURRENT / PROFORMA RENT ROLL											
Unit	Tenant	Lease Start	Lease End	RSF	Rate Per SF	Annual Base Rent	Monthly Base	Annual NNN	NNN PSF	Ann. Increase	
1601	New Tenant / Owner	TBD	TBD	5,280	$ 14.00	$ 73,920	$ 6,160	$ 36,482	$ 6.91	TBD	
1603	Elevation Education	3/1/2026	2/28/2027	2,904	$ 13.93	$ 40,453	$ 3,371	$ 20,065	$ 6.91	n/a	
1605	The Loopy Ewe*	4/1/2026	3/31/2029	3,249	$ 15.00	$ 48,735	$ 4,061	$ 22,449	$ 6.91	3% Ann.	
	Current*/Proforma Totals			11,433		$ 163,108	$ 13,592	$ 78,997			
						Proforma NOI	Asking Price	PROFORMA Cap Rate			
						$163,107.72	$2,100,000.00	7.77%			

2026 CAM Budget	Annual		11,433	RSF
Taxes	$ 49,782	$ 4.35		
Insurance	$ 14,215	$ 1.24		
Repairs and Maintenance	$ 4,000	$ 0.35		
Common Utilities	$ 3,500	$ 0.31		
Management	$ 7,500	$ 0.66		
Total	**$ 78,997**	**$ 6.91**		

Notes

1601 - Owner/user or lease up - currently available for $14/RSF

1603 - New 1 year term for owner flexibility

1605 - The Loopy Ewe just signed new 3 year lease w/ one 3 year option

Building Footprint is +/-12,060 SF including utility common utility room

Current in-place Base Rent = $ 89,188

Rent Roll shows a blend of current in place income and 1601 TBD Leased

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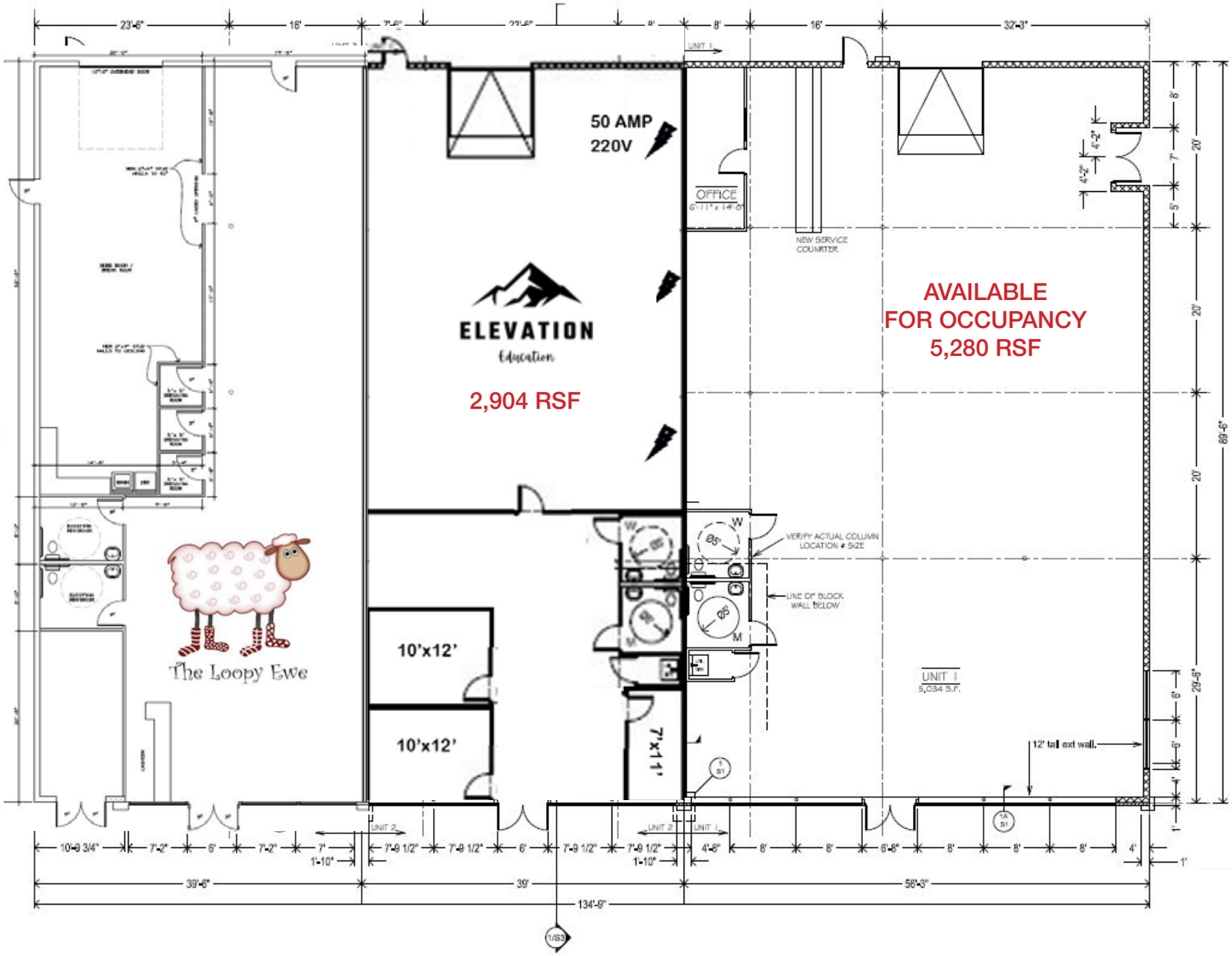

NEW MAIN LEVEL FLOOR PLAN
1/8" = 1' 12,060 sq. ft.

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ELEVATION
Education

Tenant Overview: Elevation Education

Suite(s)	1603 N. Lincoln Avenue, Loveland, CO 80537
Lease Square Footage(s)	2,904 SF
Tenant	Elevation Education
Remaining Term	One year term
Lease Rate	$13.93/SF NNN
Lease Structure	The lease is structured as a Triple Net lease with Tenant separately responsible for all utilities associated with building. Landlord is responsible for Property Taxes, exterior building maintenance including snow removal, and landscape maintenance and building insurance, which are billed backbased on pro-rata share.
Use	Tutoring / Education

Business Overview

Elevation Education CO partners with parents and provides an enriched learning environment that helps students learn, develop, and grow. We aim to embrace the strengths of the curious, driven, passionate, gifted students we serve and empower them through highly individualized instruction, hands-on learning, and character development so that each child can strengthen the gifts that are uniquely theirs and vital to our world.

A child's education should reach far beyond academic standards. By the time students move to adulthood, they should be able to thrive as a member of society. We believe the purpose of education is to equip students to be lifelong learners and compassionate citizens while preparing them to live an enriched, fulfilling life as they create positive change in their community.

Source: https://www.elevationeducationco.com/

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The Loopy Ewe

Tenant Overview: The Loopy Ewe

Suite(s)	1605 N. Lincoln Avenue, Loveland, CO 80537
Lease Square Footage(s)	3,249 SF
Tenant	The Loopy Ewe, LLC
Remaining Term	March 31, 2029 One renewal option of 3 years with 3% annual increase
Lease Rate	$15.00/SF NNN
Lease Structure	The lease is structured as a Triple Net lease with Tenant separately responsible for all utilities associated with building. Landlord is responsible for Property Taxes, exterior building maintenance including snow removal, and landscape maintenance and building insurance; provided, however, that the lease does provide annual protection to the Landlord from property tax increases
Use	Retail yarn sales, group classes, private group lessons

Business Overview

We carry beautiful yarns from around the world, from independent yarn dyers to established large companies. Every yarn line and product we have has been curated for what we believe you'll love.

We have special challenges throughout the year and encourage each other in our beloved knitting hobby.

Source: https://www.theloopyewe.com/

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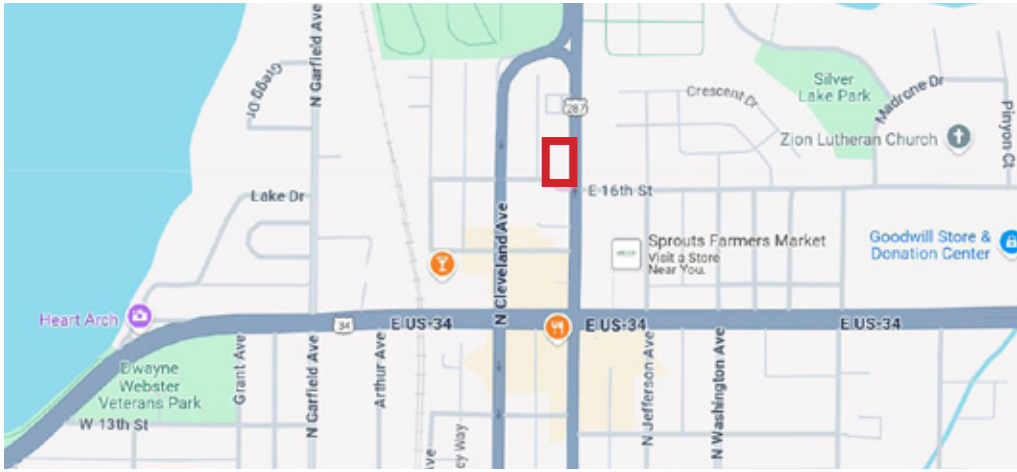

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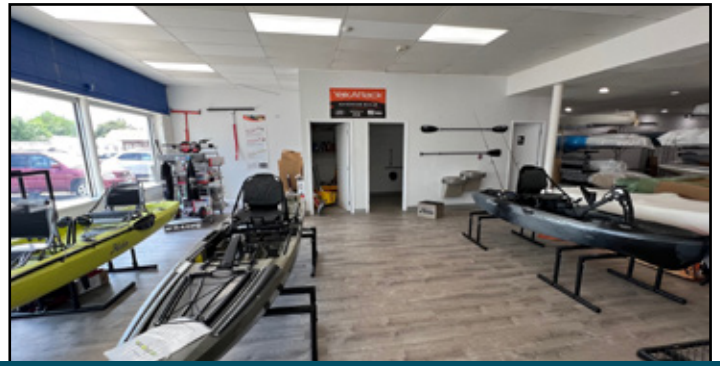
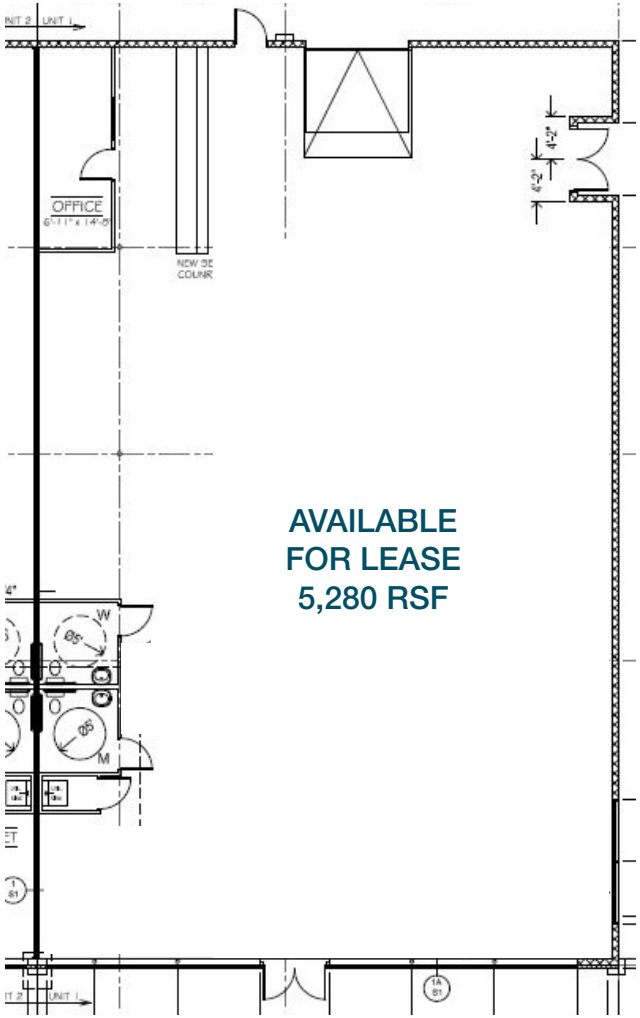
1601 LINCOLN - INTERIOR





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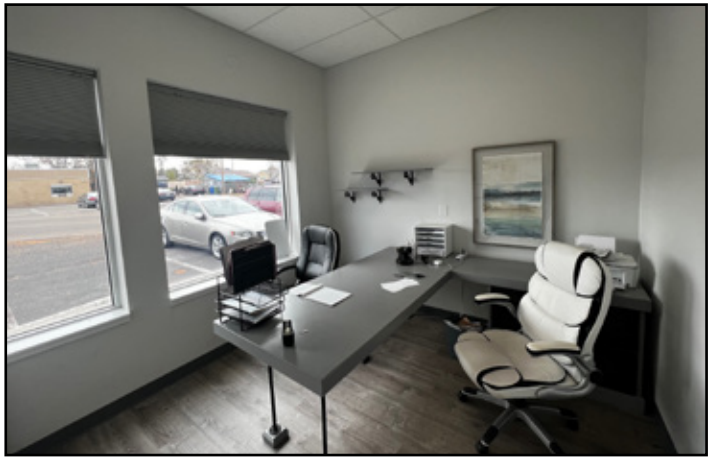
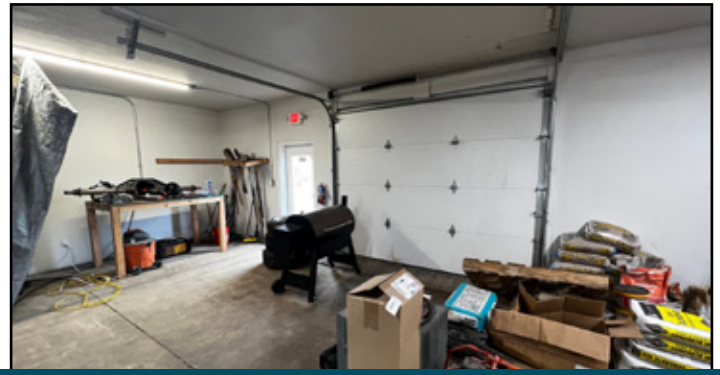
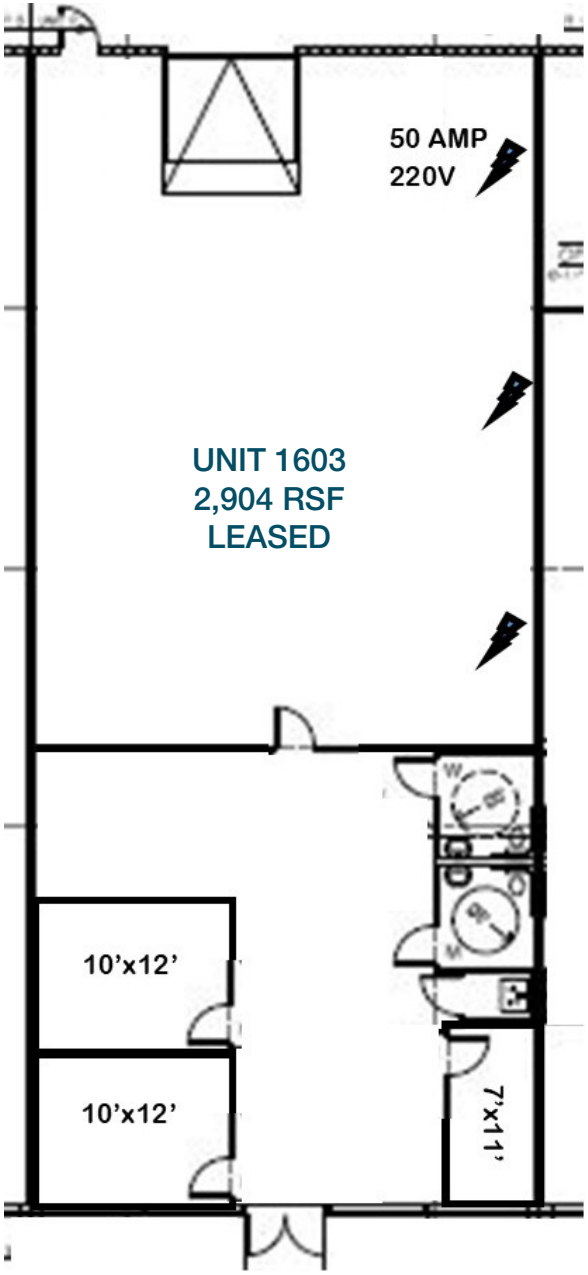
1603 LINCOLN - INTERIOR







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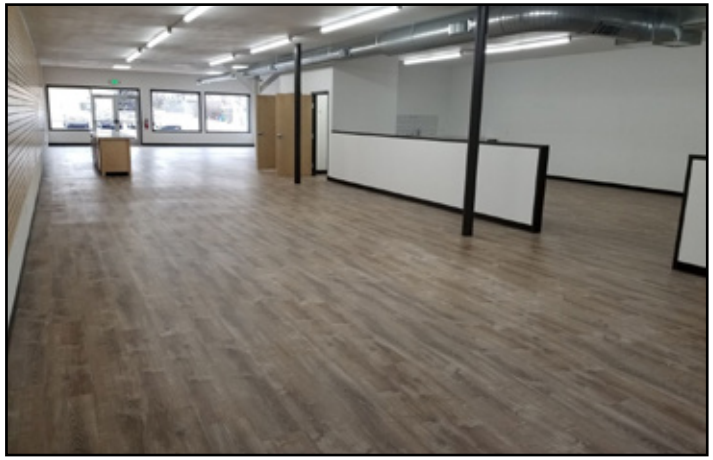
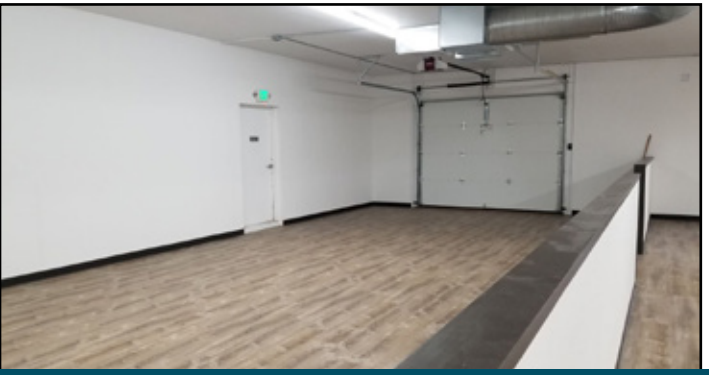
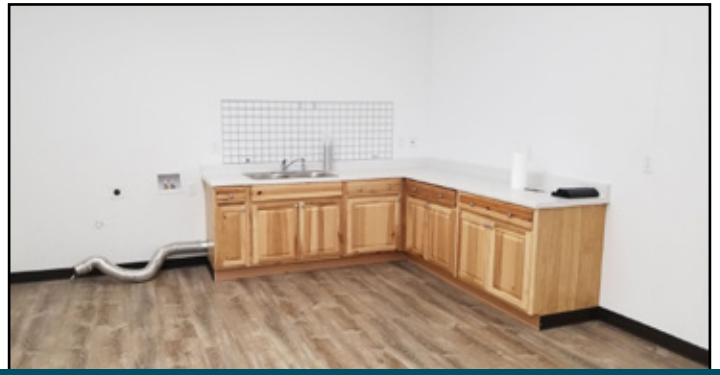
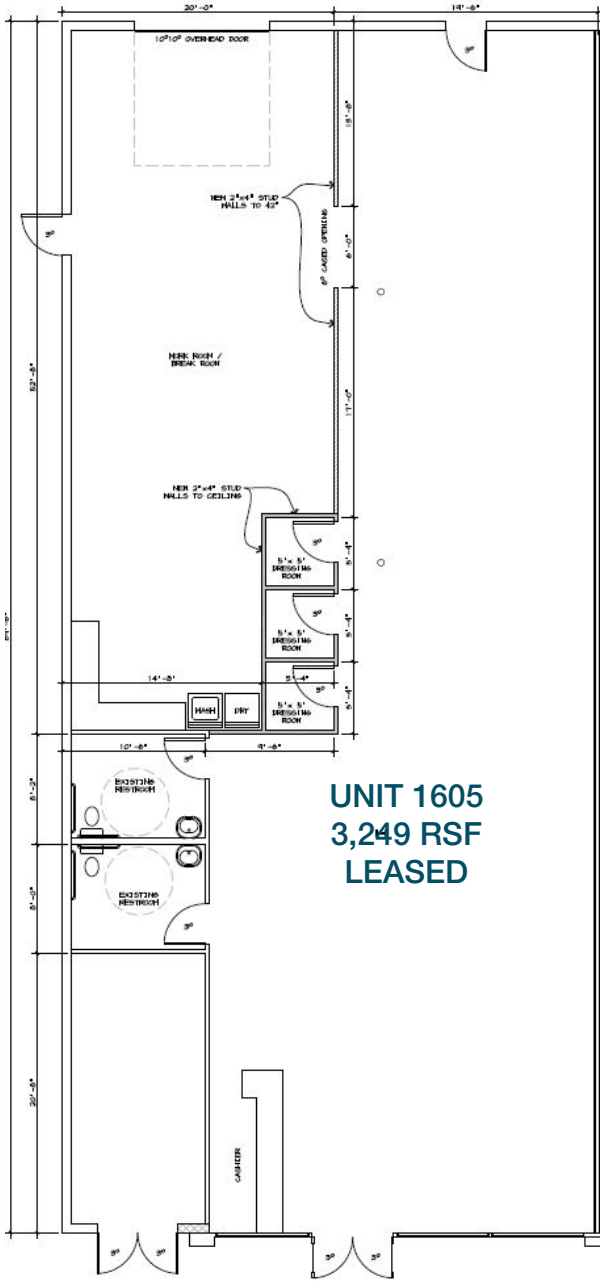
1605 LINCOLN - INTERIOR









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OWNER-USER RETAIL INVESTMENT

1601-1609 N. LINCOLN AVENUE
LOVELAND, CO 80538

PROPERTY OVERVIEW

Property Address	1601-1609 N. Lincoln Avenue, Loveland, CO 80538
Total Land (3 Parcels)	1.05 Acres
Building SF	12,150 SF (Assessor) I 12,060 (Lease)
Year of Construction	1945
Year of Remodel	2019
Property Type	Commercial
Built As	Retail Store
Zoning	B-Developing Business (Link: Municipal Development Code) (Link: Loveland DDA)

PROPERTY TAXES

Parcels	Parcel 1: 9512320001; Parcel 2 (1601) 9512300010; Parcel 3 (1609) 9512311010
Legal	Parcel 1: LOT 27 AND 28, BLK 1, CAPITOL HILL 2ND Parcel 2 (1601): BEG 467.4 FT S OF NE COR OF SW OF SW 12-5-69, W 185.2 FT TO E. LN ALLEY, S 102.6 FT, E 185.2 FT TO PT DUE S OF POB, N 102.6 FT TO BEG Parcel 3 (1609); LOT 11 & S 50 FT OF LOT 10, CLEVELAND OF N END
Mill Levy	79.783
Taxes (2025)	Parcel 1: $1,882.72; Parcel 4 (1601): $41,876.50; Parcel 3 (1609): $6,022.98 Total All Parcels $49,782.20

UTILITIES

Water	City of Loveland
Sanitary Sewer	City of Loveland
Storm Sewer	City of Loveland
Gas	Xcel Energy
Electricity	City of Loveland
Telephone	Multiple Providers
Internet	Multiple Providers; Pulse fiber optics

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★ Subject Property is within the DDA District and eligible for Incentives

Click Here for DDA Incentives:

- Tax Increment Financing
- Façade Improvement
- Small Grant Program
- Fire Suppression Grants
- Restaurant Conversion Grants
- Efficiency Rebate Program

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Demographic Graphics (Esri 2025)

1601 N Lincoln Ave, Loveland, Colorado, 80538 7 (3 miles)

1601 N Lincoln Ave, Loveland, Colorado, 80538

Ring of 3 miles

Prepared by Esri

Latitude: 40.40942

Longitude: -105.07344

Demographics

1601 N Lincoln Ave, Loveland, Colorado, 80538 7

Ring of 3 miles

INCOME

$79,077
Median Household Income

$42,740
Per Capita Income

$215,667
Median Net Worth

KEY FACTS

65,431
Population

42.5
Median Age

28,564
Households

$61,867
Median Disposable Income

BUSINESS

3,052
Total Businesses

29,496
Total Employees

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HOUSING

$508,343
Median Home Value

$1,438
Median Contract Rent

$330,104,053
Average Spent on Mortgage & Basics

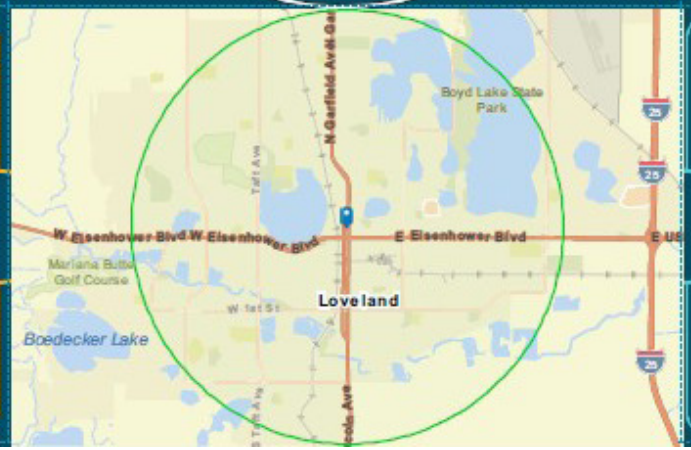
EDUCATION

4.0%
No High School Diploma

23.2%
High School Graduate

33.1%
Some College/ Associate's Degree

39.6%
Bachelor's/Grad/ Prof Degree



EMPLOYMENT

64.8%
White Collar

20.2%
Blue Collar

15.0%
Services

3.5%
Unemployment Rate

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Loveland, Colorado

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