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*Architectural Storefront Depiction

309 EAST 4TH STREET
LOVELAND, COLORADO

LIST PRICE: \$395,000 (\$58.50/SF)

BLDG SIZE: 6,750 SF

FEATURES:

- 309 E. 4th is strategically located in Loveland's downtown retail and entertainment district
- Two sites identified as the City's "centerpieces for redevelopment" designed to include up to 225,000 SF of retail, office and residential development with 530 structured parking spaces are located within 1/2 block of the property
- The 20,000 SF Rialto Bridge theatre, restaurant and office complex will break ground Spring 2011 and is located 1/2 block west of the property on E. 4th Street

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Architectural Renderings:



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