



PROPERTY DETAILS

Available Space: 5,280 RSF

Lease Rate: \$14.00/SF NNN

NNN Expenses: Est. \$6.90/SF

Zoning: (B) Developing Business

Proposed Use

- Showroom Retail
- Home Goods
- Design Center
- Factory Outlet

CENTRAL LOVELAND RETAIL

LEASE RATE: \$14.00/RSF NNN (EST. \$6.90/SF)

- High visibility retail space in central Loveland in a recently renovated building
- Direct access to US Highway 287/N. Lincoln Ave., and one block from US Highway 34/E. Eisenhower Blvd.
- Close proximity to Walgreens, Sprouts, restaurants, and other services
- Ideal for any showroom retail, design center, sales/service type, and more
- End cap unit along N. Lincoln with large storefront windows, multiple signage locations and new façade
- Interior features new laminate flooring, two restrooms, private office and 8' overhead door for rear loading

WHOLE PROPERTY ALSO FOR SALE \$2,100,000 Contact Broker for details



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,832	65,431	95,560
Avg. HH Income	\$87,431	\$98,509	\$110,340
Households	4,185	28,564	41,275
Businesses	932	3,052	4,237
Employees	7,920	29,496	46,862



TRAFFIC COUNTS (Source: STDBOnline)

N. Lincoln Ave./US Hwy 287 @ Property	16,000 VPD
E. Eisenhower Blvd./US Hwy 34 @ N. Lincoln Ave./US Hwy 287	39,000 VPD

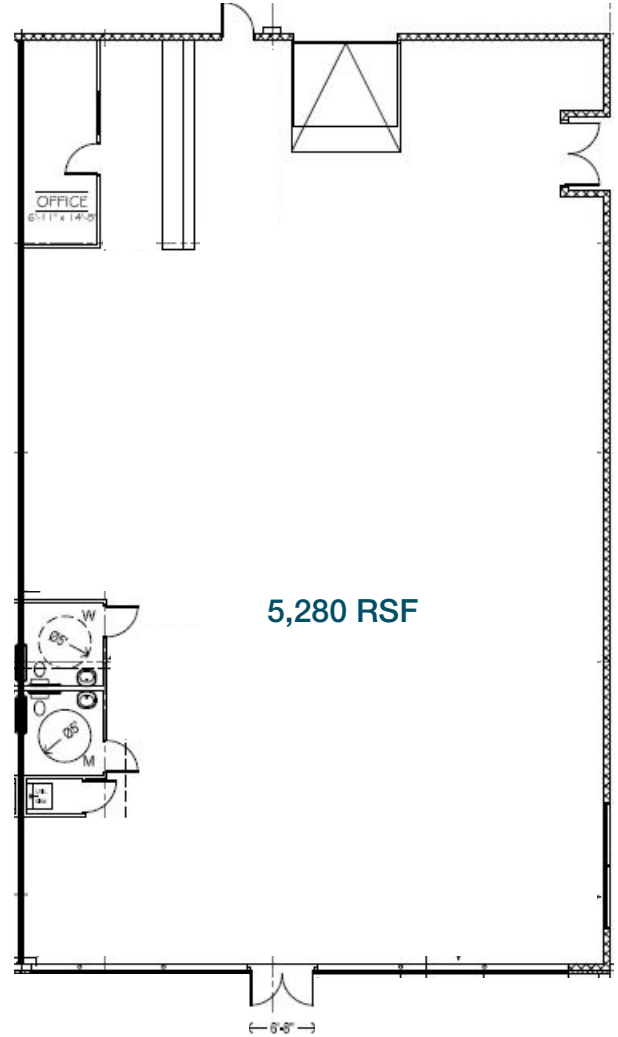
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The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 2/19/2026

RETAIL SPACE FOR LEASE

1601 N. Lincoln Ave., Loveland, CO



- Large showroom space with large storefront windows providing abundant natural light
- One 10'x8" overhead door make shipping and deliveries convenient
- Two private restrooms and small private office
- Newer flooring throughout
- Large end cap unit with great visibility

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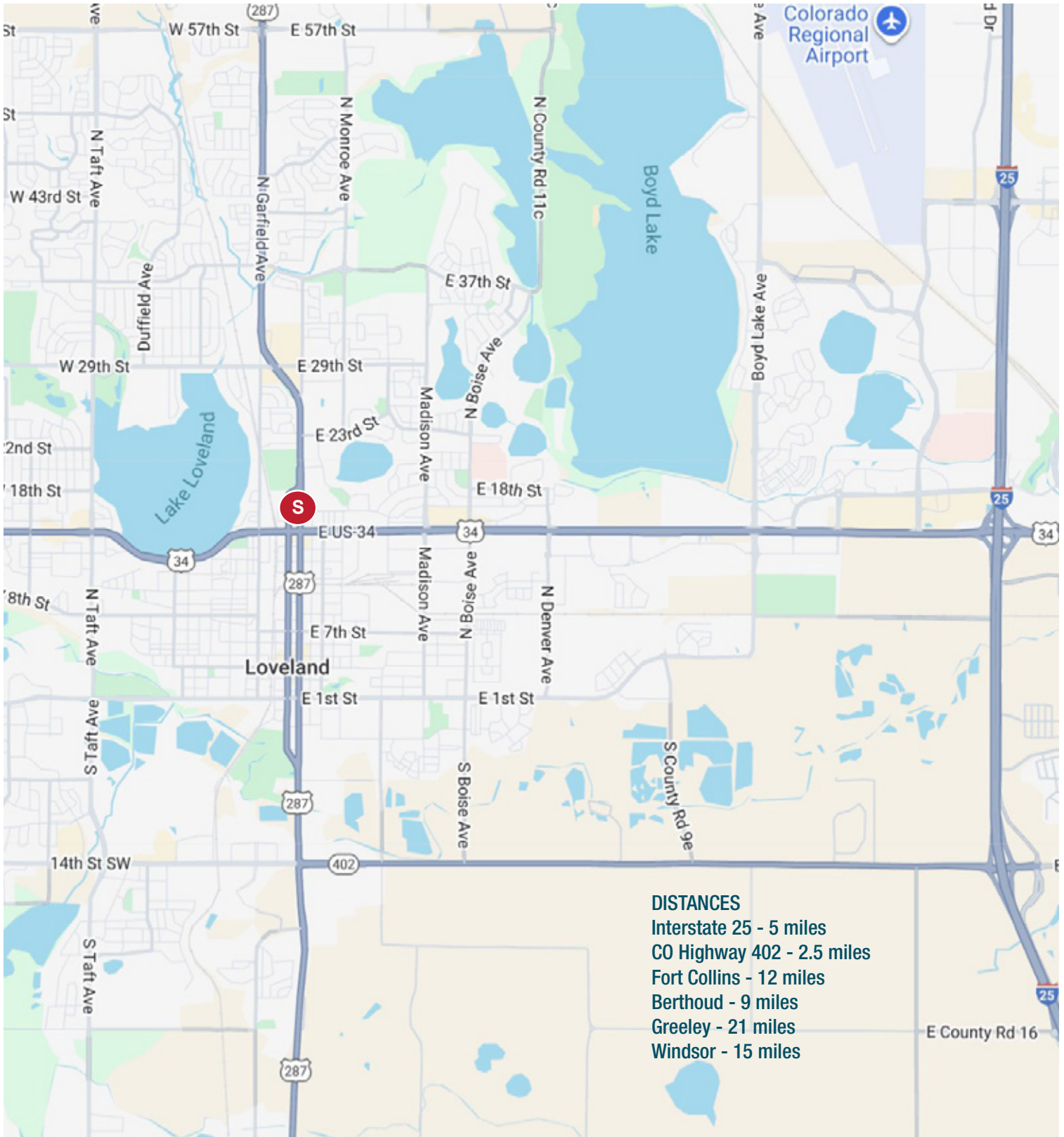
- Abundant off-street parking available both in the front and rear
- Centralized location for easy access to all of Loveland
- Recently renovated for quality appearance



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RETAIL SPACE FOR LEASE

1601 N. Lincoln Ave., Loveland, CO



DISTANCES
 Interstate 25 - 5 miles
 CO Highway 402 - 2.5 miles
 Fort Collins - 12 miles
 Berthoud - 9 miles
 Greeley - 21 miles
 Windsor - 15 miles

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