



## PROPERTY DETAILS

### Available Space:

SUITE 1601: 5,280 RSF

SUITE 1603: 2,904 RSF

**Lease Rate: \$14-\$15.00/SF NNN**

**NNN Expenses: Est. \$6.90/SF**

**Zoning: (B) Developing Business**

### Proposed Use

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

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## CENTRAL LOVELAND RETAIL

**LEASE RATE: \$14-\$15.00/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
- In-line unit with 2 private offices, 2 restrooms and large warehouse space with overhead door
- Interior features new laminate flooring, two restrooms, private office and 8' overhead door for rear loading

### 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

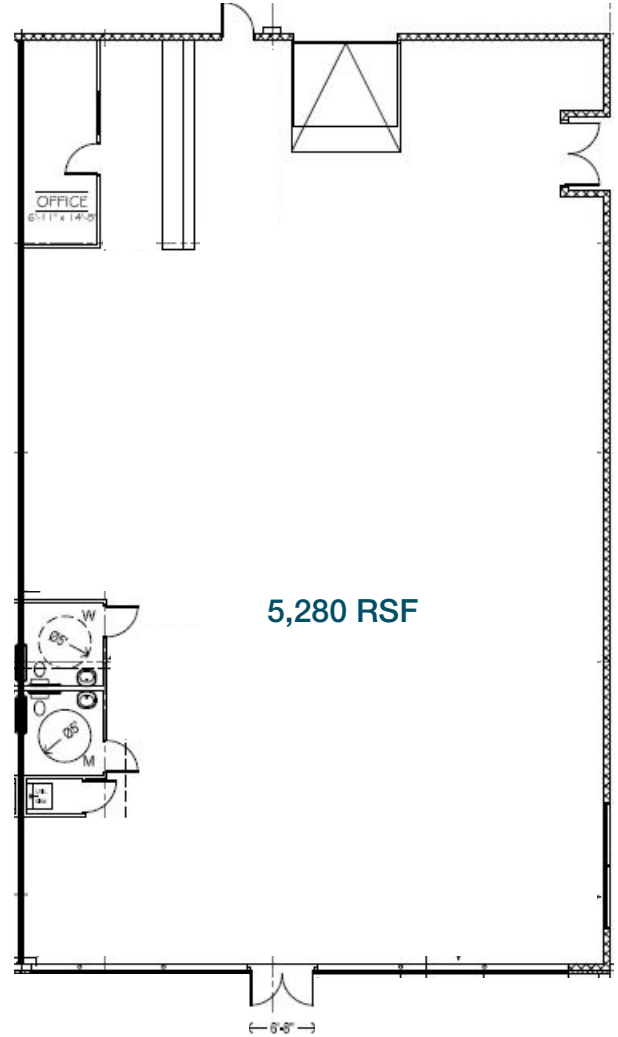
### TRAFFIC COUNTS (Source: STDBOnline)



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

# RETAIL SPACE FOR LEASE

1601 N. Lincoln Ave., Loveland, CO

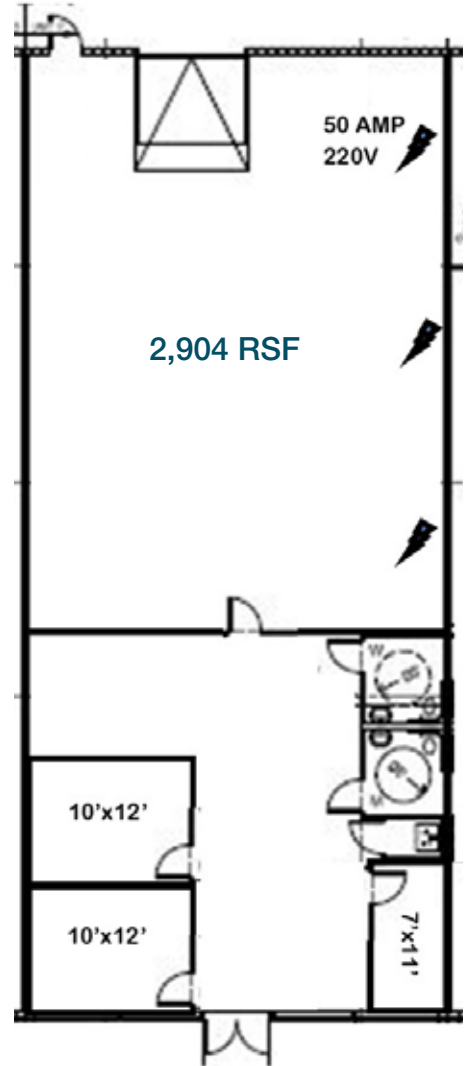


- Large showroom space with large storefront windows providing abundant natural light
- One 10'x8" overhead door make shipping and deliveries convenient
- Two private restrooms and small private office
- Newer flooring throughout
- Large end cap unit with great visibility

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. 2/26/2026

# RETAIL SPACE FOR LEASE

1603 N. Lincoln Ave., Loveland, CO



- In-line space with large storefront windows providing abundant natural light
- One 10'x8" overhead door make shipping and deliveries convenient
- Two private offices and two private restrooms
- Newer flooring throughout



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# RETAIL SPACE FOR LEASE

1601-1603 N. Lincoln Ave., Loveland, CO

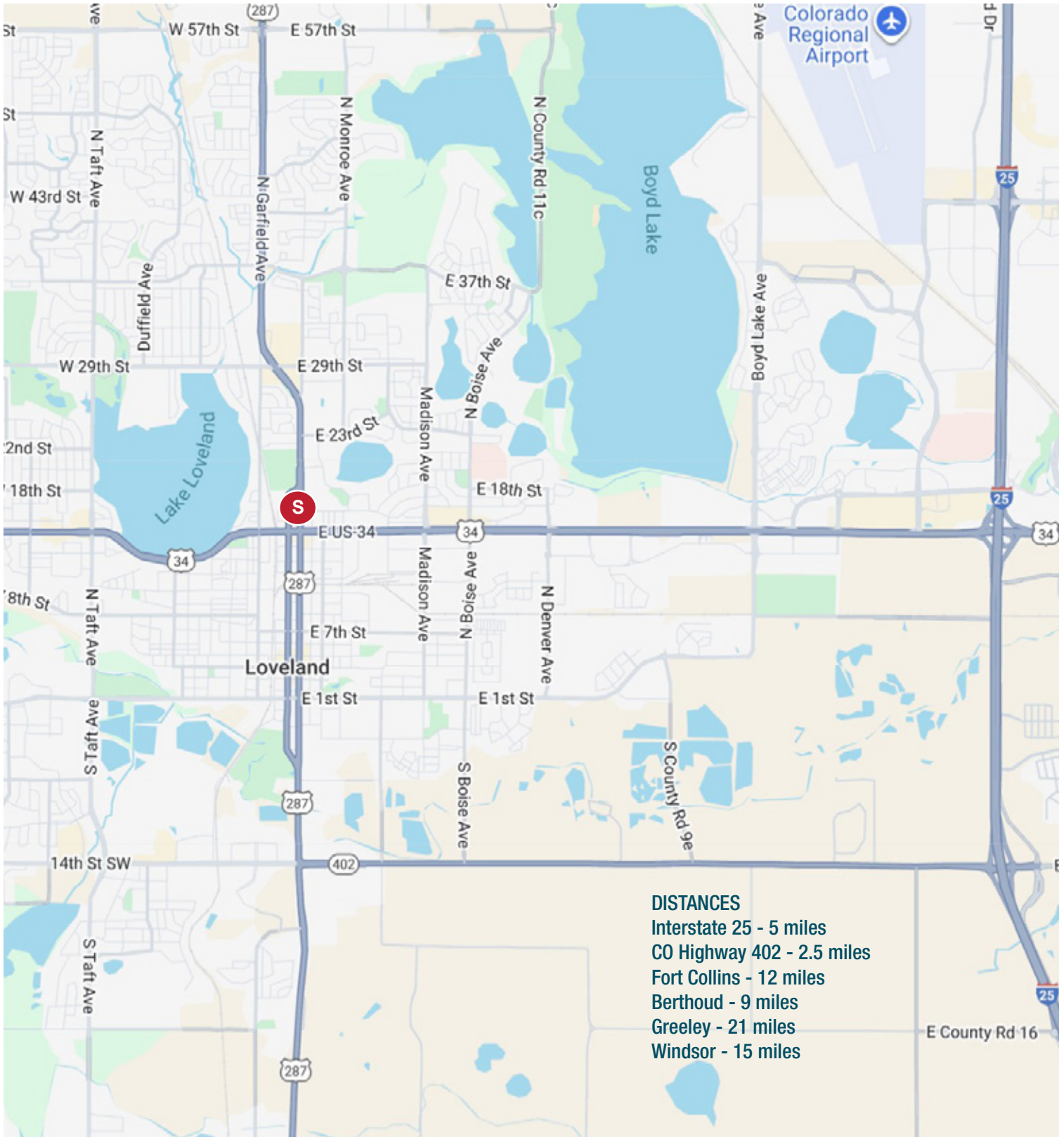
- Abundant off-street parking available both in the front and rear
- Centralized location for easy access to all of Loveland
- Recently renovated for quality appearance



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# RETAIL SPACE FOR LEASE

1601-1603 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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