

123 S. Cleveland Avenue

Loveland, CO 80537
www.cbre.com/colorado

Own Your Space in the Heart of Loveland



**PRICE REDUCED from \$910,800
Now \$828,000**

123 S Cleveland Ave
Loveland, CO 80537



\$828,000 (\$250/SF)

Sale Price

3,312 SF

Square Feet

7,000 SF

Lot

Includes 2 overhead doors

Property Overview

123 S. Cleveland Avenue offers a rare opportunity for business owners to own their building in one of Northern Colorado's most dynamic and walkable districts. This versatile 3,312 SF commercial property sits on a 7,000 SF lot with ample rear parking and overhead doors, making it ideal for creative, marketing, office, or flex uses.

Prime Location & Visibility

Located on Cleveland Avenue, one of Loveland's most visible and trafficked corridors, this property enjoys excellent street exposure and is just steps from the vibrant Downtown Loveland District. The area is undergoing exciting redevelopment led by the Downtown Development Authority (DDA), with projects focused on revitalizing infrastructure, enhancing aesthetics, and attracting new businesses.

Walkable Amenities & Attractions

- + The Foundry – a mixed-use development with restaurants, a movie theater, and public plaza
- + Loveland Museum/Gallery – a cultural hub with rotating exhibits and community events
- + Lincoln Gallery – showcasing local artists and handmade works
- + Benson Sculpture Garden – a nationally recognized outdoor art park
- + Boyd Lake State Park – offering boating, hiking, and recreation just minutes away
- + Coffee shops, breweries, and boutique retail – all part of Loveland’s growing arts and culinary scene

Flexible Space for Creative Businesses

The building’s layout and features—such as overhead doors and open floor plans—make it ideal for:

- + Marketing agencies
- + Design studios
- + Light production or distribution
- + Tech startups
- + Health and wellness services



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Interior Photos



Ready to make your mark in Loveland?

123 S. Cleveland Avenue is more than a building—it's a launchpad for your business vision.

Market Momentum

Colorado's commercial real estate market in 2025 is seeing strong demand from owner-users, especially in well-located buildings with flexible layouts. Retail and creative office spaces are thriving as businesses seek environments that foster collaboration and community engagement.

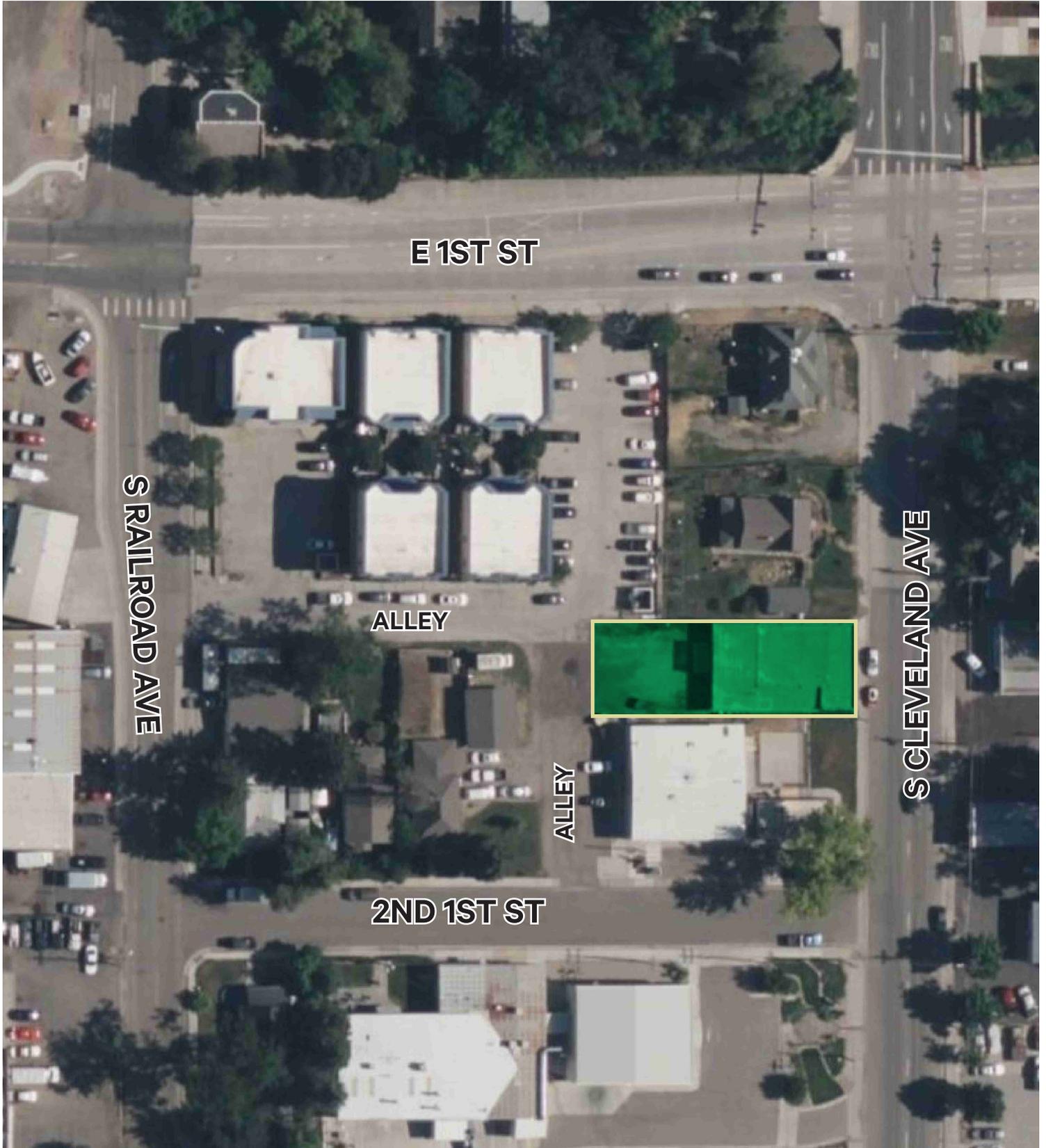
Why 123 S. Cleveland?

- + **Own vs. Lease:** Build equity while controlling your space.
- + **Strategic Location:** Near Fort Collins, Denver, and Estes Park.
- + **Growth Potential:** Be part of Loveland's downtown renaissance.
- + **Versatility:** Adaptable for a wide range of business types.



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Aerial Map



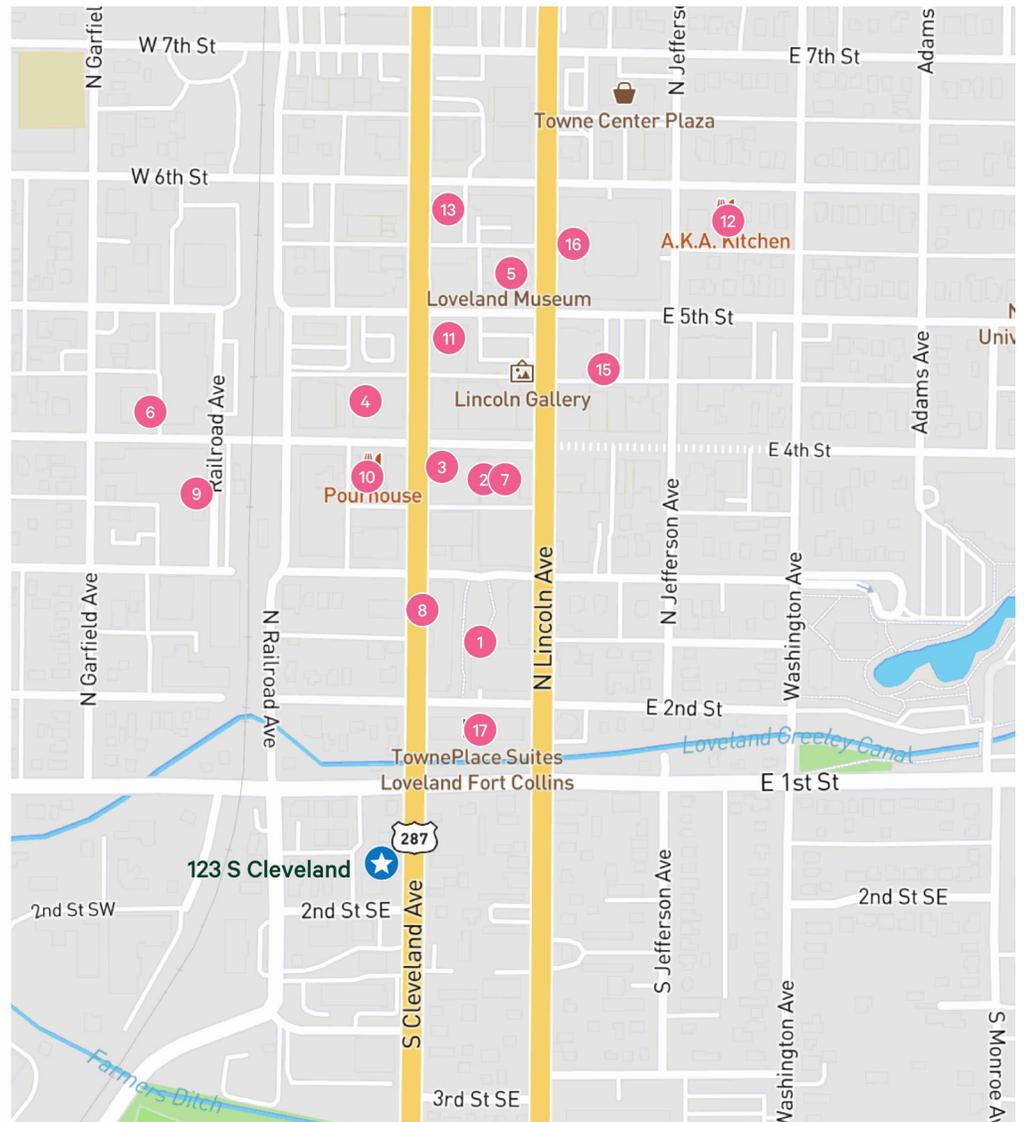
Walk to...

123 S Cleveland

★ 123 S Cleveland Ave
Loveland, CO, 80537

- 1 The Foundry
222 E 4th St
Loveland, CO, 80537
- 2 Door 22
222 E 4th St
Loveland, CO, 80537
- 3 Taste Local
330 Cleveland Ave
Loveland, CO, 80537
- 4 Loveland Chop House
125 E 4th St
Loveland, CO, 80537
- 5 Loveland Museum
503 N Lincoln Ave
Loveland, CO, 80537
- 6 The Egg Kings
127 W 4th St
Loveland, CO, 80537
- 7 Henry's Pub
234 E 4th St
Loveland, CO, 80537
- 8 Vatos Tacos
270 N Cleveland Ave
Loveland, CO, 80537

- 9 Backyard Tap
323 Railroad Ave
Loveland, CO, 80537
- 10 Pourhouse
124 E 4th St
Loveland, CO, 80537
- 11 Sky Bear Brewery
272 E 5th St
Loveland, CO, 80537
- 12 A.K.A. Kitchen
414 E 6th St
Loveland, CO, 80537
- 13 Scalzotto
530 Cleveland Ave
Loveland, CO, 80537
- 14 Shushirito
556 N Lincoln Ave
Loveland, CO, 80537
- 15 Black Steer
436 N Lincoln Ave
Loveland, CO, 80537
- 16 Doug's Day Diner
532 N Lincoln Ave
Loveland, CO, 80537
- 17 Marriott
256 E 2nd St
Loveland, CO, 80537



Contact Us

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