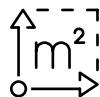




# FOR SALE / LEASE

1104 E 1ST STREET | LOVELAND, CO

Offered at \$700,000



7,078 Square Feet  
1.19 Acres



\$13,605.92  
2023 Property Taxes



Market  
Northern Colorado

## JASON BILLINGS

Broker Associate/Partner | GRI, CRS, CNE  
970-581-6444 | [jbillings@thegroupinc.com](mailto:jbillings@thegroupinc.com)

## MARK BISHOP

Broker Associate/Partner  
970-297-2531 | [mbishop@thegroupinc.com](mailto:mbishop@thegroupinc.com)

**1104.** Mixed use, value add, investment opportunity on prominent corner near downtown Loveland, CO. Consists of approximately 3800 SQ FT of retail, 1800 SF of single family residential and 2700 SF of storage. 1104 and 1110 E 1st St are leased through the end of 2025, 100 S St Louis is leased through 8/31/25. Zoned B - Developing Business, there are many opportunities to reposition and add value. Property is being sold as-is.

#### LOCATION:

Corner of St Louis Avenue and 1st Street

**HWY 402** | 1.1 Miles

**HWY 34** | 2.4 Miles

#### PROPERTY INFORMATION:

Price | \$700,000.00

County | Larimer

Parcel # | [#9524100018](#)

Property Type | Mixed Use

Total Lot Size | 1.18

Zoning | [B - Developing Business](#)



## DEMOGRAPHICS

### LOVELAND, CO

**Population** | 79,794 (2025)  
**Avg. Yearly Growth Rate** | 1.69%  
**Median Age** | 38.7 (2025)  
**Household Income** | \$73,500 (2025)  
**Size** | 25.5 Square Miles  
**Elevation** | 4,982 Ft  
**Unemployment Rate** | 3.7% (2024)

#### TOP INDUSTRIES:

Publishing & Web Media  
IT Software  
Manufacturing  
Aerospace  
Sculpture Arts & Metallurgy  
Business & Professional Services  
Health & Wellness



Denver International  
Northern CO Regional



Great Western Railway  
Burlington Northern Santa-Fe  
Railway (BNSF)  
Union Pacific Railroad



I-25  
Highway 287  
Highway 402  
Highway 34



Aims  
Community College

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**CLICK FOR PARCEL #**



1106 E 1st Street



1108 E 1st Street

**1106 & 1108.** Two retail spaces available at the corner of 1st Street and St. Louis Ave. Leases are NNN at \$15.00 and \$20.00 per square foot. 1104 E 1st St. 1450SF at \$15.00 per foot = \$1,812.5 per month. 1108 E 1st St. 436 SF at \$20.00 per foot = \$727.00 per month. Off street parking on site, individually metered for gas and electric, water and sewer included in rent.

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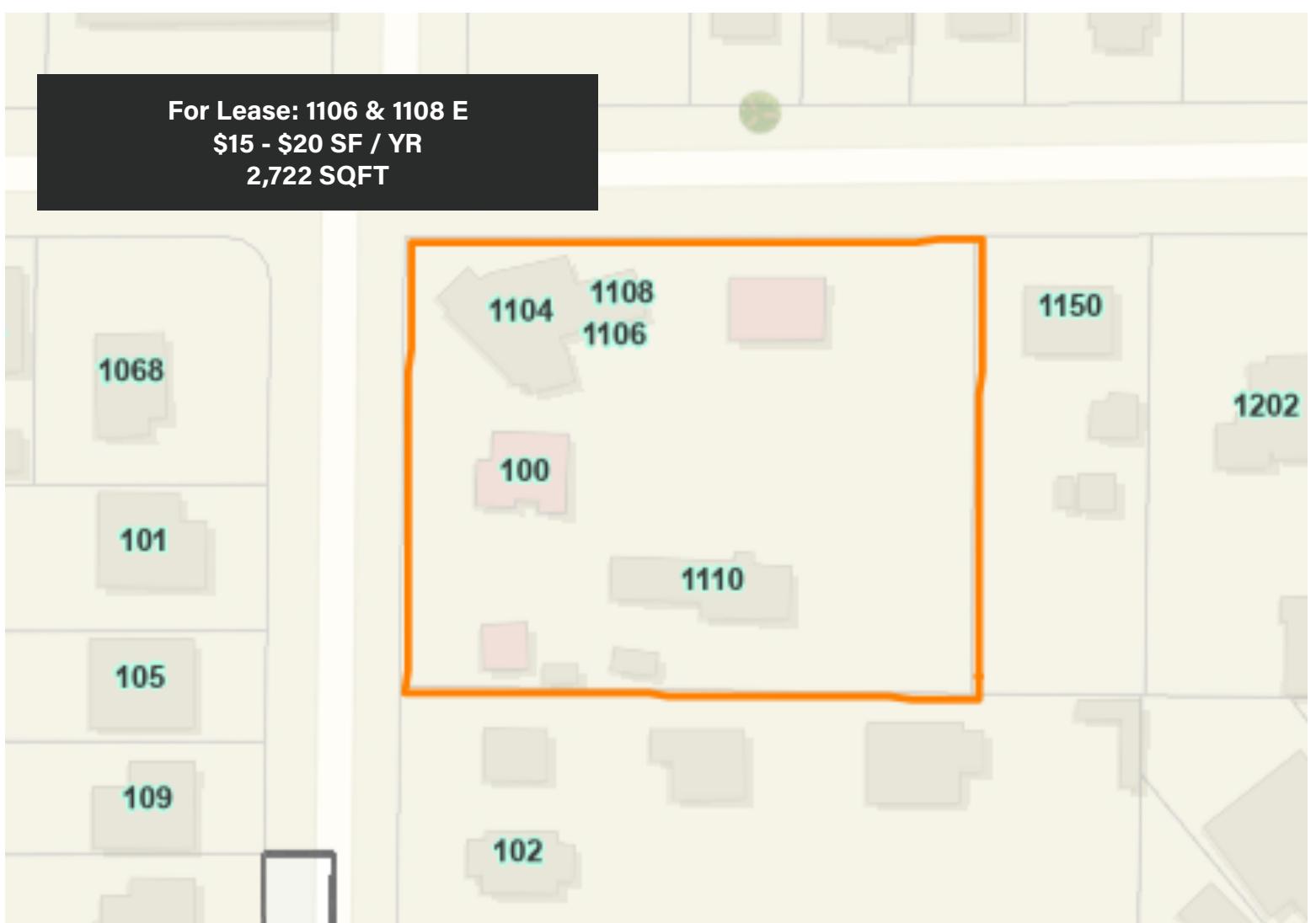


Demographics Source: [windsorgov.com](http://windsorgov.com)

**RealEstateFortCollins.com**

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**For Lease: 1106 & 1108 E**  
**\$15 - \$20 SF / YR**  
**2,722 SQFT**



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