



## 3 BUILDING LIVE / WORK OR INVESTMENT OPPORTUNITY

This is a rare chance to secure a highly visible, multi-use property with both lifestyle appeal and investment strength in the core of Downtown Loveland

### LIVE/ WORK, OR INVEST IN THE HEART OF DOWNTOWN LOVELAND

An exceptional opportunity to live in vibrant Downtown Loveland while operating your business in one of the other two buildings on the property. Live steps from your business or lease all three buildings for a strong investment play. This rare offering delivers flexibility, visibility, and long-term upside.

With frontage on Cleveland Avenue—from 1st Street to 2nd Street—this unique portfolio places you on two prime corner locations, maximizing exposure and accessibility directly across from the Townplace Suites by Marriott.

#### The three-building portfolio includes:

- A former retail building at the corner of 1st Street & Cleveland Avenue, currently configured as a residence
- A flexible open shop space with a variety of potential uses
- A single-family home currently split into two units (separate ground-level and lower-level units)

PROPERTY TYPE: HOUSE, SHOP, RETAIL

AVAILABLE: 4,180 SF

SALE PRICE: \$890,000

#### FEATURES:

- Up to four potential income streams across three structures
- Prime downtown location within walking distance to dining, breweries, theaters, shops, and cultural attractions
- High visibility corridor with traffic counts exceeding 11,000 vehicles per day
- Strong upside potential as Downtown Loveland continues to grow and appreciate
- Newer roofs for reduced near-term capital expenses

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# BUILDING 1

135 N. CLEVELAND AVENUE (Corner of 1st Street & Cleveland Avenue)

Currently used as a 2-bedroom, 1 bath residence  
but can be easily transformed into a highly visible retail location or office



FRONT ROOM



LIVING ROOM



KITCHEN



KITCHEN



GUEST ROOM



BEDROOM

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Open shop space with a 10' overhead door, ideal for many light industrial uses



FRONT OF SHOP



SHOP

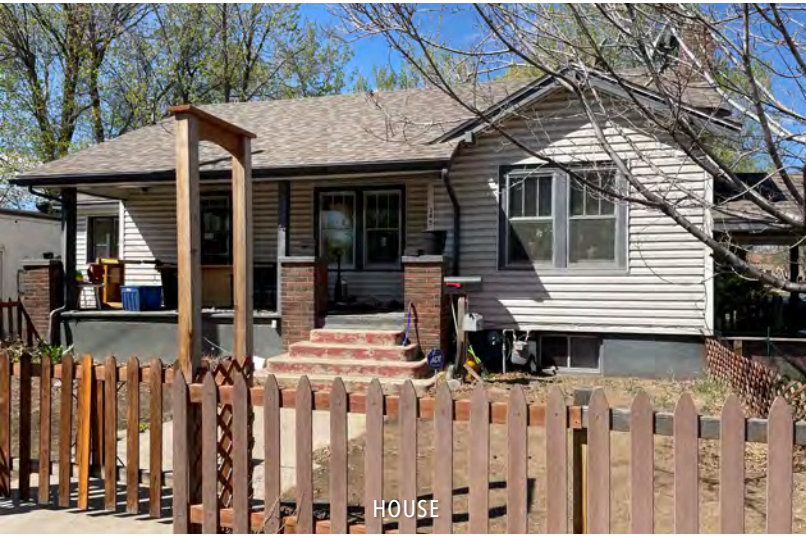
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# BUILDING 3

145 N. CLEVELAND AVENUE (Corner of 2nd Street & Cleveland Avenue)

House currently split into one ground-level unit and one lower-level unit with separate entrances.  
Both units have potential for short (ex. VRBO, AirBNB) or long-term leases.  
All occupancy requirements to be confirmed by buyer. Zoning: DT - Downtown.



HOUSE



BASEMENT OFFICE



DINING ROOM



KITCHEN



LIVING ROOM



BEDROOM

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# SITE LOCATION

135 - 145 N. CLEVELAND AVENUE • LOVELAND, CO 80537

13.9

MILES TO FORT COLLINS

20.6

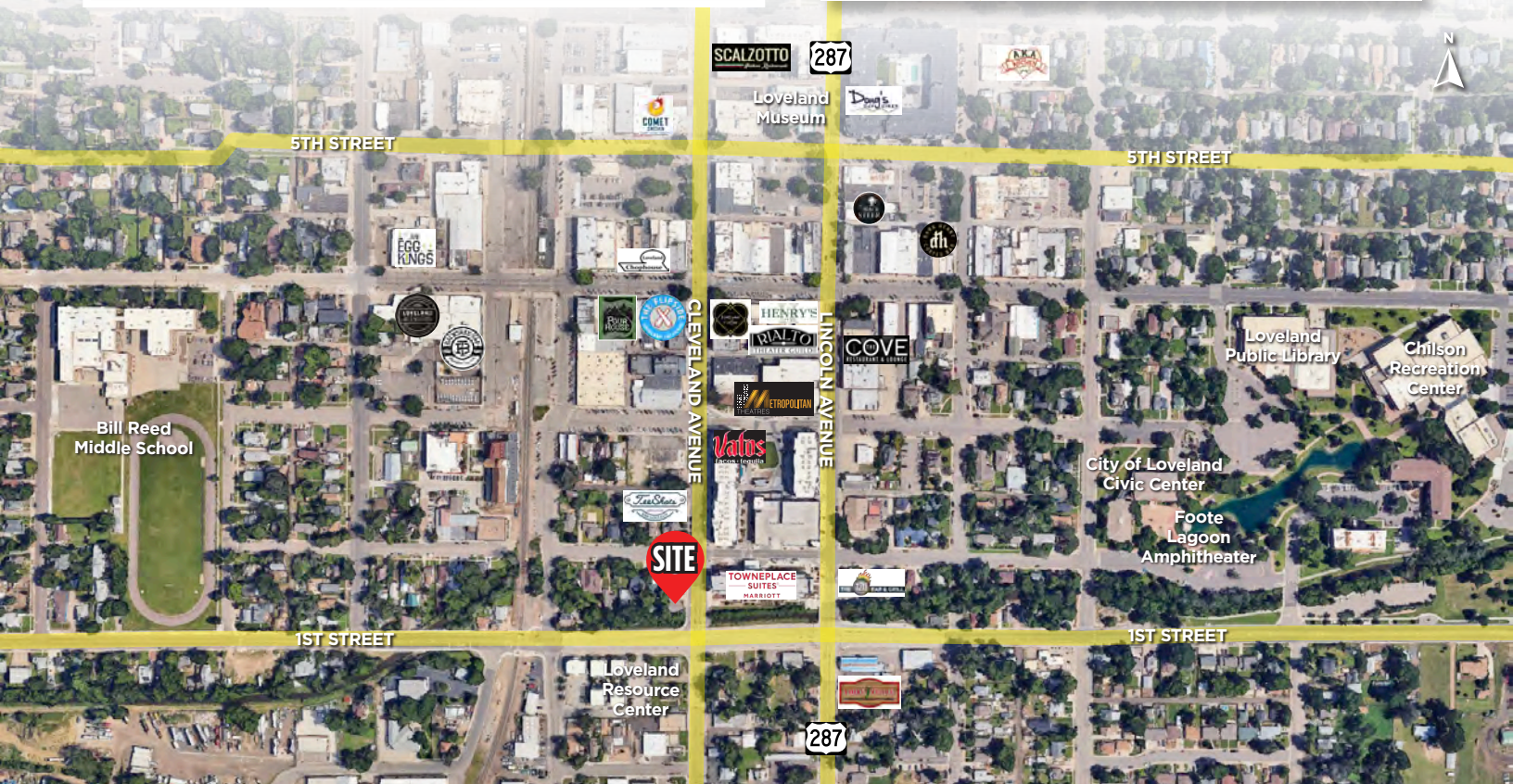
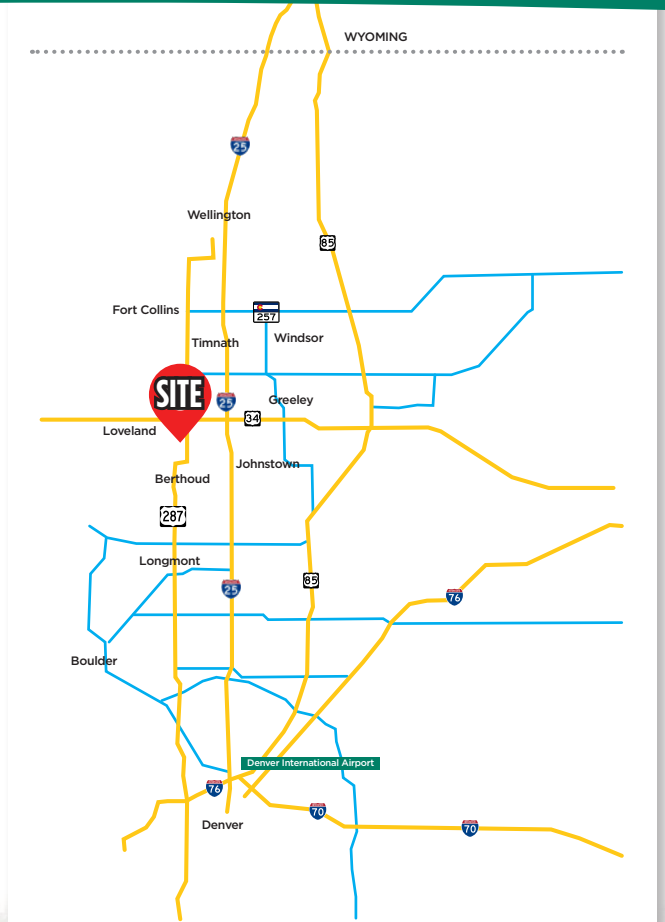
MILES TO GREELEY

58.9

MILES TO CHEYENNE

54.2

MILES TO DENVER INTERNATIONAL AIRPORT



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# DOWNTOWN LOVELAND

Downtown Loveland is undergoing dynamic growth, fueled by new retail and dining destinations—including the recently announced Rio Grande Mexican Restaurant—alongside a fully reimagined streetscape and additional planned improvements.



This sustained momentum is driving increasing foot traffic, rising commercial rents, and steady appreciation in downtown property values, positioning the area as one of Northern Colorado's most attractive investment and lifestyle destinations.



The district is alive year-round with a vibrant lineup of community events, including Night on the Town, the Corn Roast Festival, summer concert series, Festival of Lights, Beer Week, outdoor fitness classes, and more—creating a constant draw for both locals and visitors.



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# ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expend and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas



## ACCOLADES

- 2020 Governor’s Award for Downtown Excellence
- Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015
- Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016
- Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016
- Best Places to Live in the West (Loveland) - Sunset Magazine, 2014
- Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets” - Realtor.com, 2017

## DEMOGRAPHICS

	1 Mile	3 Miles
<b>Population</b>	9,687	61,997
<b># Households</b>	4,497	25,279
<b>Average Age</b>	39.60	39.50
<b>Median Household Income</b>	\$56,987	\$69,991
<b>Daytime Employees</b>	6,420	24,631
<b>Population Growth 2021-2026</b>	6.53%	6.16%
<b>Household Growth 2021-2026</b>	6.67%	6.24%

Source: CoStar

## VISITOR GUIDE LINK

<https://online.publicationprinters.com/html5/reader/production/default.aspx?pubname=&edid=568b477a-8502-45ae-a6dc-17e517e19210&pnum=1>

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### Loveland

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### Greeley

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