

123 S. Cleveland Avenue

Loveland, CO 80537
www.cbre.com/colorado

Own Your Space in the Heart of Loveland



**Significant Price Reduction
Now \$659,000**

123 S Cleveland Ave

Loveland, CO 80537



\$659,000 (\$199/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



123 S Cleveland Ave
Loveland, CO 80537

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.



123 S Cleveland Ave
Loveland, CO 80537

Aerial Map



123 S Cleveland Ave

Loveland, CO 80537

For Sale

Walk to...

123 S Cleveland

★ 123 S Cleveland Ave
Loveland, CO, 80537

1 The Foundry

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

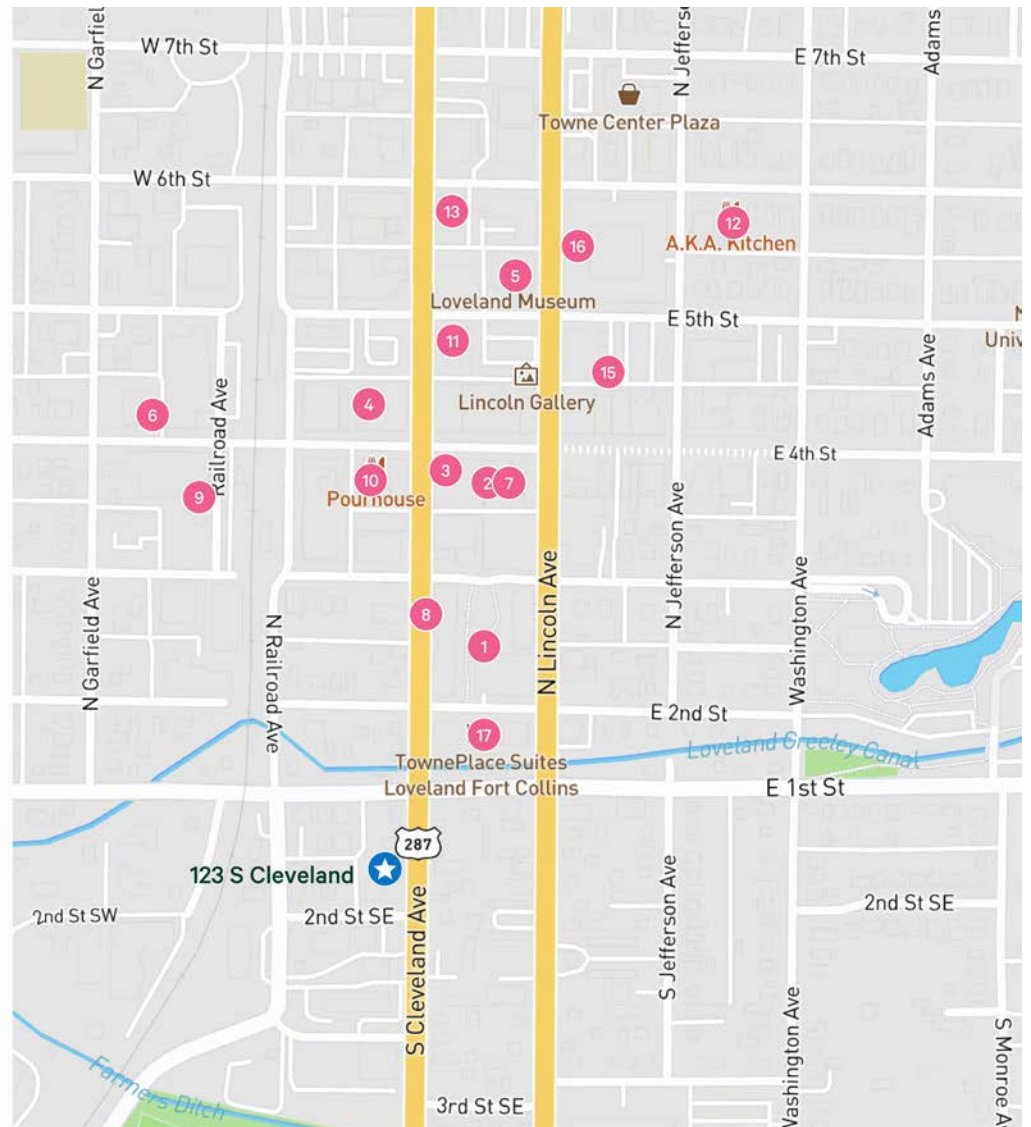
13 Scalzotto
530 Cleveland Ave
Loveland, CO, 80537

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

Peter C. Kast, CCIM, SIOR

Senior Vice President
+1 970 372 3845
peter.kast@cbre.com

Annah Moore, CCIM

Vice President
+1 970 227 0035
annah.moore@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.