



MINDFULLY CREATING COMMUNITY

1601 N. Lincoln Avenue, Loveland, CO
RETAIL SPACE FOR LEASE



PROPERTY DETAILS

Available Space: 5,280 RSF

Lease Rate: \$14.00/SF NNN

NNN Expenses: Est. \$7.30/SF

Zoning: (B) Developing Business

Proposed Use

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

CENTRAL LOVELAND RETAIL

LEASE RATE: \$14.00/RSF NNN (EST. \$7.30/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
- Interior features new laminate flooring, two restrooms, private office and 8' overhead door for rear loading

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WHOLE PROPERTY ALSO FOR SALE \$2,100,000 Contact Broker for details



DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile	
2025 Population	8,832	65,431	95,560	<i>N. Lincoln Ave./US Hwy 287 @ Property</i> 16,000 VPD
Avg. HH Income	\$87,431	\$98,509	\$110,340	<i>E. Eisenhower Blvd./US Hwy 34 @ N.</i> 39,000 VPD
Households	4,185	28,564	41,275	<i>Lincoln Ave./US Hwy 287</i>
Businesses	932	3,052	4,237	
Employees	7,920	29,496	46,862	



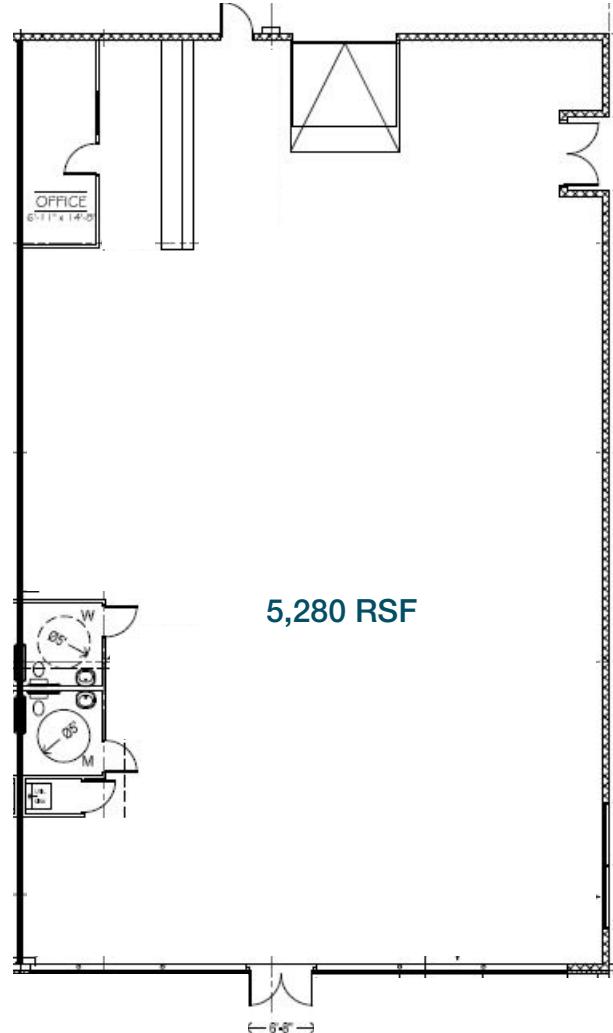
TRAFFIC COUNTS (Source: STDBOnline)

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. 1/8/2026



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- 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

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- 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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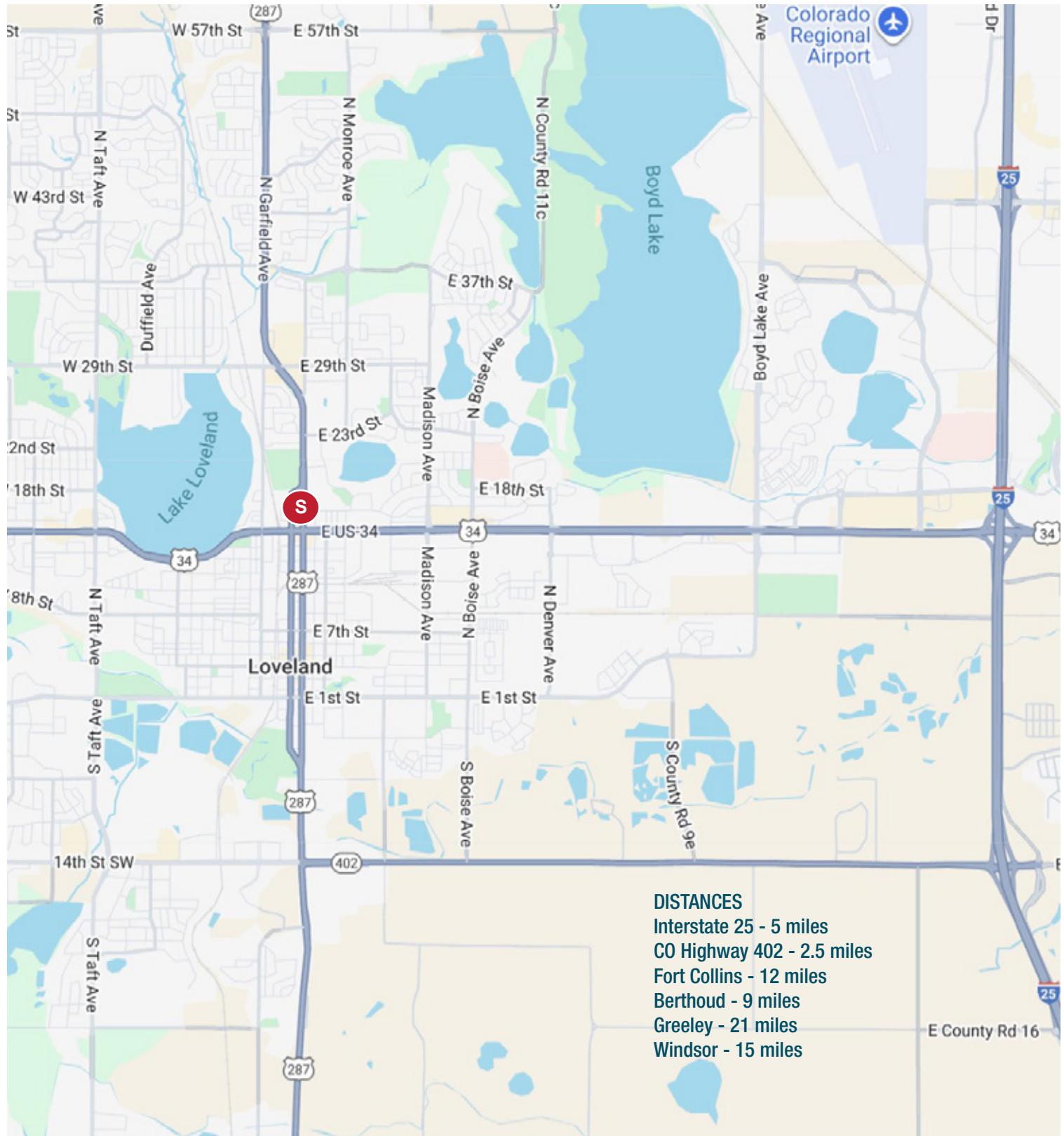
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