

112 W 4th St, Loveland, CO

RETAIL/OFFICE SPACE FOR LEASE



LEASE RATE

\$17.00/sf NNN

Highly visible Downtown Loveland retail/office space. Adjacent to Aleworks and part of transforming Downtown Loveland landscape. Located in the State Enterprise Zone & Downtown Loveland Urban Renewal Area. Features access to shared covered loading dock. Space allows for a variety of uses. NNN are \$5.00 per sf.

SPACE AVAILABLE 2,167 sf

ADA RESTROOMS 1

FLOORS Single Story

BUILT 2024



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DEMOGRAPHICS



POPULATION

31,448
2 MILES
95,028
5 MILES
215,883
10 MILES



HOUSEHOLD
INCOME

\$65,616
2 MILES
\$77,996
5 MILES
\$91,799
10 MILES



EDUCATIONAL
ATTAINMENT

HIGH SCHOOL GRADUATES	97%
ASSOC. DEGREE	5%
BACHELOR'S DEGREE	24%
ADVANCED DEGREE	14%

3-D SPACE

RENDERING LINK



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TRAFFIC COUNTS



