

# DOWNTOWN LOVELAND RETAIL FOR LEASE



## ONE SPACE REMAINING

- Façade design underway to highlight the historic character
- Landlord to deliver with new HVAC, restrooms, roof & sprinklers
- Features nice hardwood floors, 14' stamped ceilings, roll-up doors, and finished basement (not included in RSF)
- Will be part of H.I.P. Street Improvement Program to promote walkability
- Potential for outdoor patio in front and rear

<https://www.letstalkloveland.org/hipstreets>

**133 W. 4th Street  
Loveland, Colorado**

**Rico Devlin**  
Senior Partner | Senior Broker  
(970) 413.1182  
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**Nathan Klein**  
Senior Partner | Comm. Brokerage Mngr  
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**Available: 2,246 RSF**  
**Lease Rate: \$24.00/RSF NNN**  
**Est. Expenses: \$7.00/SF**



## DOWNTOWN LOVELAND RETAIL BUILDING

133 4TH STREET  
LOVELAND, CO 80537



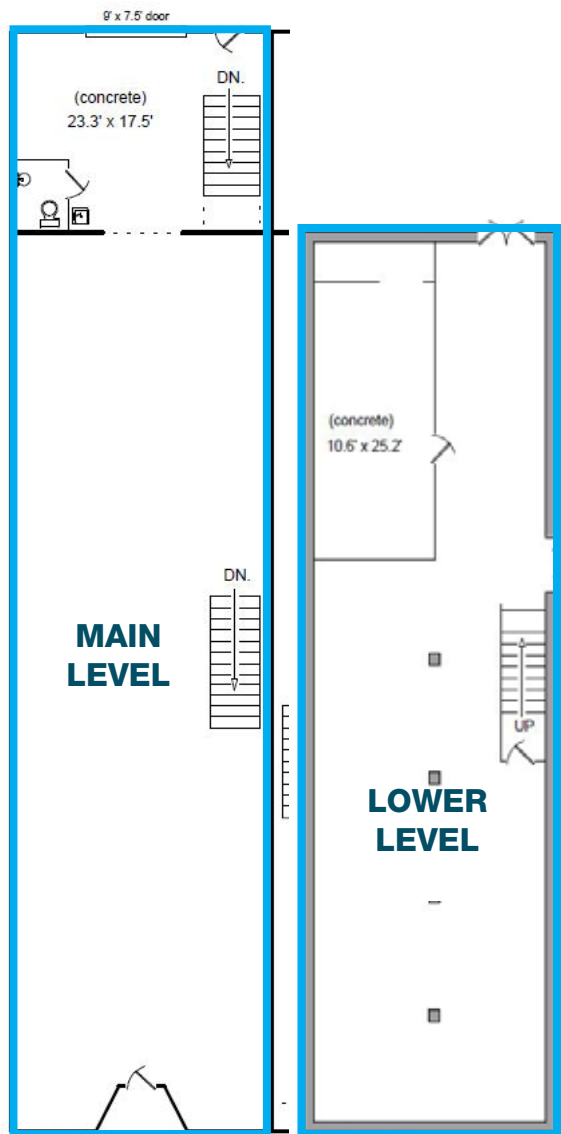
4th & Garfield Mixed Use  
Coming Soon

127 - 133 W. 4th Street Loveland  
(Interior SF not BOMA)

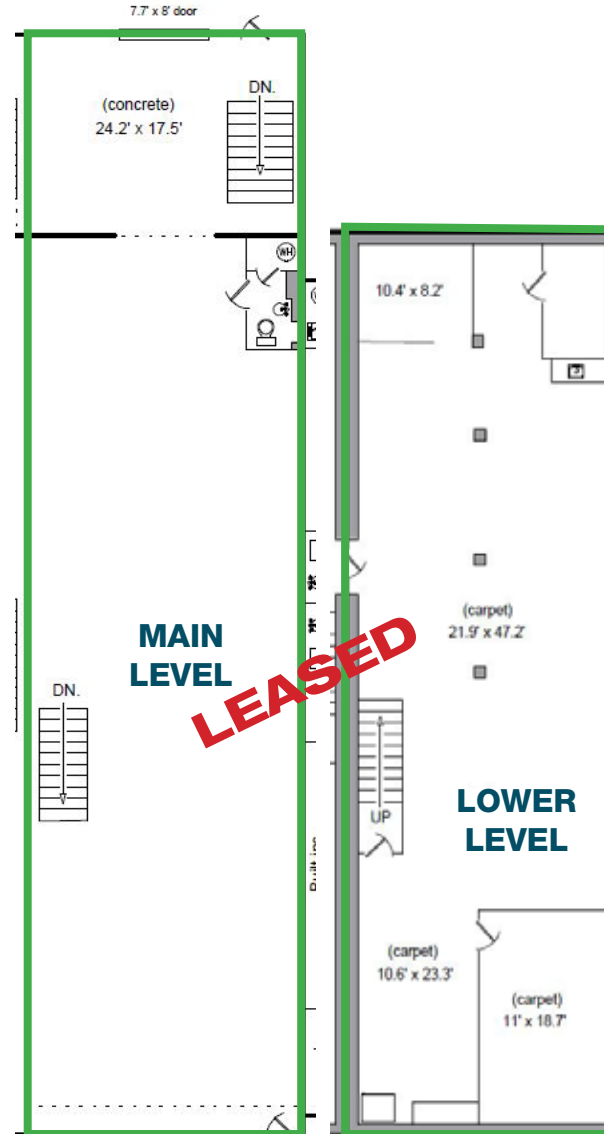
Unit	Main Flr SF	Lower SF	Total SF
133 W. 4th	2,246	1,646	3,892
131 W. 4th <b>LEASED</b>	<del>2,418</del>	<del>1,774</del>	<del>4,192</del>
127 W. 4th (Restaurant) <b>LEASED</b>	<del>1,389</del>		
Brick outbuilding <b>LEASED</b>	<del>625</del>		

## DOWNTOWN LOVELAND RETAIL BUILDING

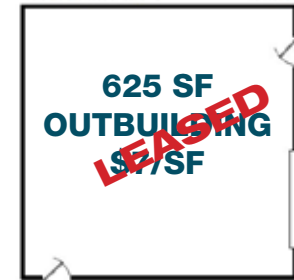
133 4TH STREET  
LOVELAND, CO 80537



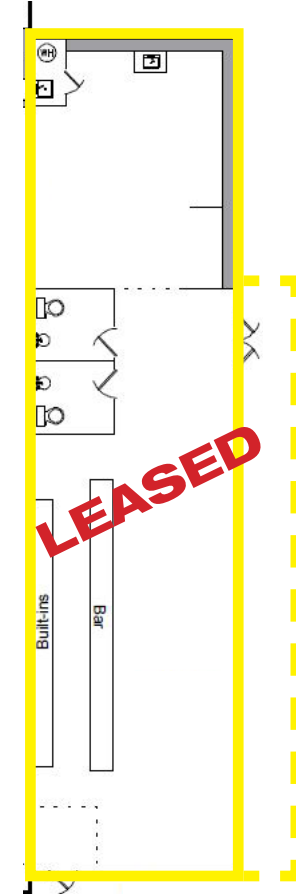
133 W 4th St.  
3,892 RSF | \$24/SF NNN



131 W 4th St.  
4,192 RSF | \$24/SF NNN



(Can be combined with any other unit)



127 W 4th St. + PATIO  
1,389 RSF | \$24/SF NNN



# INTERIOR PHOTOS



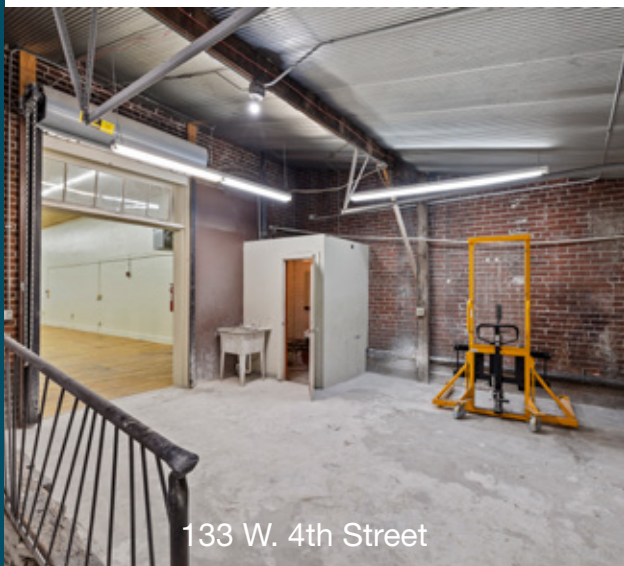
133 W. 4th Street



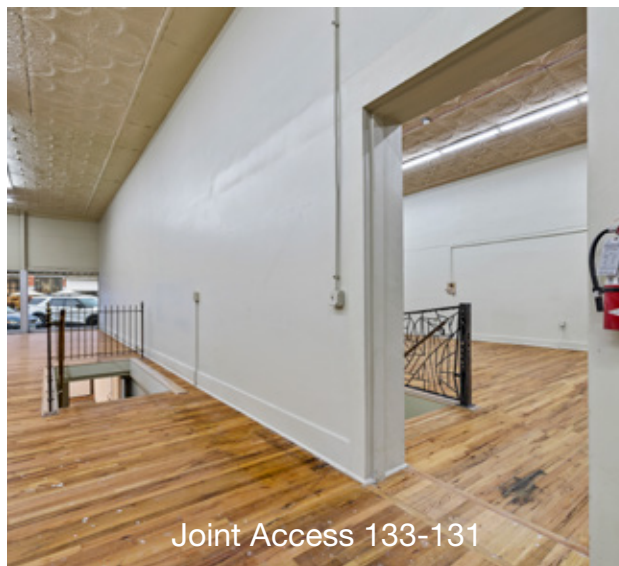
133 W. 4th Street



133 W. 4th Street



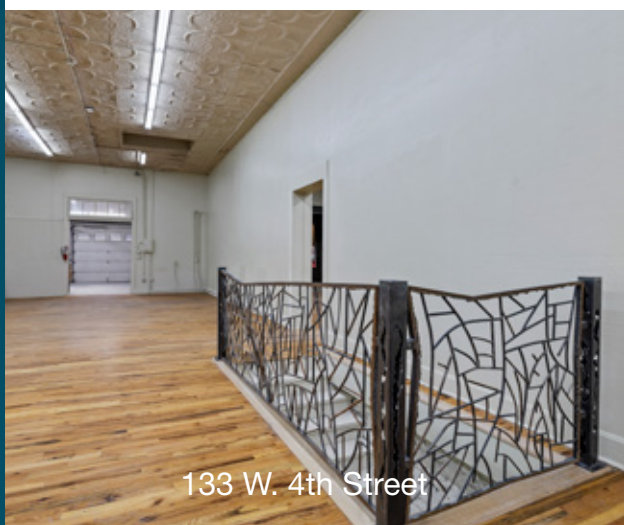
133 W. 4th Street



Joint Access 133-131



133 W. 4th Street



133 W. 4th Street



133 W. 4th Street



133 W. 4th Street



Street improvements to enhance walkability, connectivity, and visual esthetics have been approved and are in the final design phase.

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LOVELAND, CO 80537

### Street Dimensions

#### AMENITY AREA

##### POTENTIAL PERMANENT ITEMS:

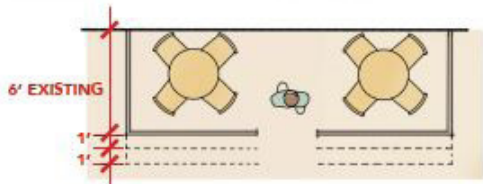
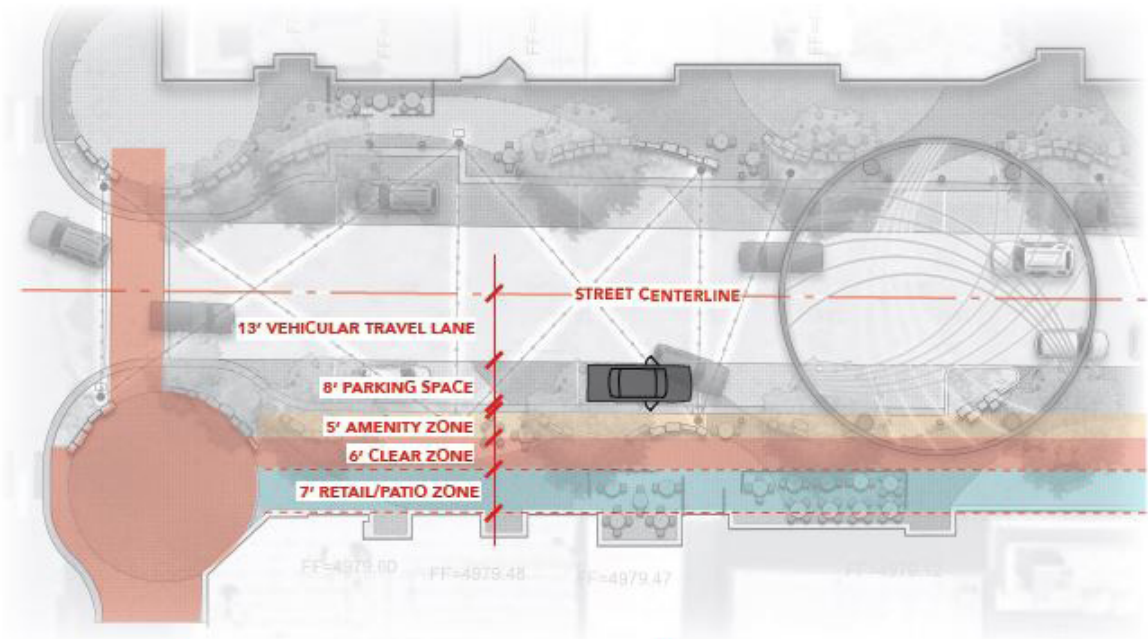
- BIKE RACKS
- MOVEABLE SEATING
- SIGNAGE
- LIGHTING - PEDESTRIAN AND TIVOLI POLES
- RAISED PLANTERS WITH STREET TREES

#### PEDESTRIAN CIRCULATION AREA:

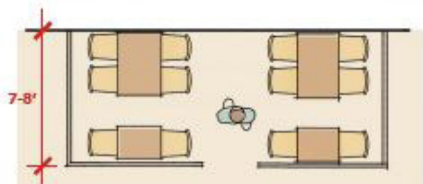
- PEDESTRIAN WALKING AREA
- EXISTING STREET TREES WITH ADA COMPLIANT TREE GRATES

#### RETAIL/PATIO AREA:

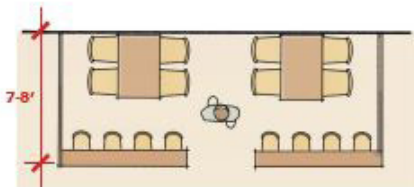
- PATIO SPACE
- RETAIL FRONTAGE



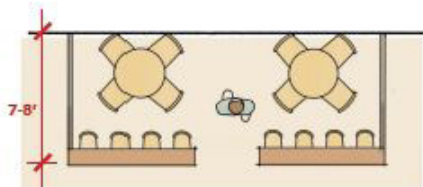
SEATING FOR 8  
(EXISTING CONDITION)



SEATING FOR 12



SEATING FOR 16



SEATING FOR 16

#### CONCEPTUAL PATIO LAYOUTS



**ditesco**  
Project & Construction Services

**russe**  
**mills**

2023.08.23 - Open House #1

Heart Improvement Plan - 4th Street Improvements



1 Patina Flats - 155 unit premium designed apartments, ground level retail

2 Lincoln Place Apts - 300+ residential apartments. Walking distance to all downtown amenities

3 The Draper - Coming Soon  
Approved parking garage, distinctive residences and mixed use

4 Metrolux Dine-In Theater - High-tech projection, 7 screens, reclining seats and restaurant/bar

5 The Foundry - Residential, parking building, commercial and retail spaces, and event courtyard

6 Towneplace Suites by Marriott - New luxury 4-story hotel with 102 rooms and premium amenities



Rings: 1, 3, 5 mile radii

Longitude: -105.07740

