

# RETAIL/FLEX BUILDING FOR SALE

137 S. Lincoln Avenue, Loveland, CO



## PROPERTY DETAILS

Property: 3,130 SF Total  
0.19 Acre

Year Built: 1949

### Ideal Uses:

- Boutique Retail
  - Service oriented Retail
  - Brewery / Brew supply
  - Small Automotive repair
  - Non-Profit
  - Hair / Nail Salon
  - Medical / Chiropractic
  - Tattoo
  - Home Garden
- and many more

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## DOWNTOWN LOVELAND

**SALE PRICE: \$500,000**

- Rare small standalone retail or flex building in downtown Loveland
- Retail showroom with flex work space including 10' overhead door and fenced/secure rear vehicle parking or material storage area with recycled asphalt base
- Direct visibility from Lincoln Ave. (Highway 287) just south of 1st Street and the Foundry retail, hotel and movie theater development
- Open floor plan built out with service offices that can be easily removed for more open retail or work space
- Convenient downtown Loveland location within walking distance or numerous restaurants and retail amenities
- Ideal for boutique retail, service office or retail, small automotive, flex/production or any other service uses
- To be sold in its as-is, where is condition



### DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,709	53,168	97,080
Avg. HH Income	\$81,457	\$96,240	\$110,435
Households	4,249	23,389	41,693
Businesses	911	2,913	4,126
Employees	7,375	28,484	44,383



### TRAFFIC COUNTS (Source: STDB Online)

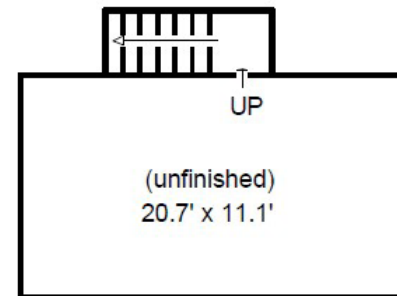
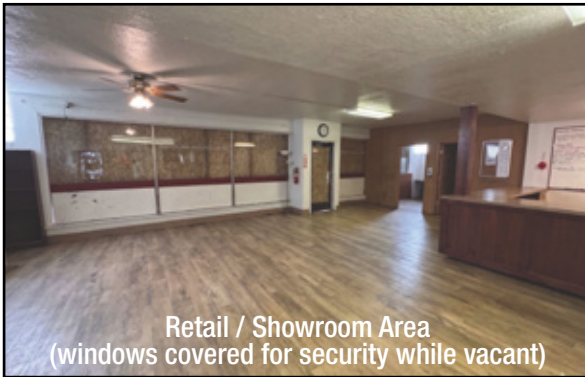
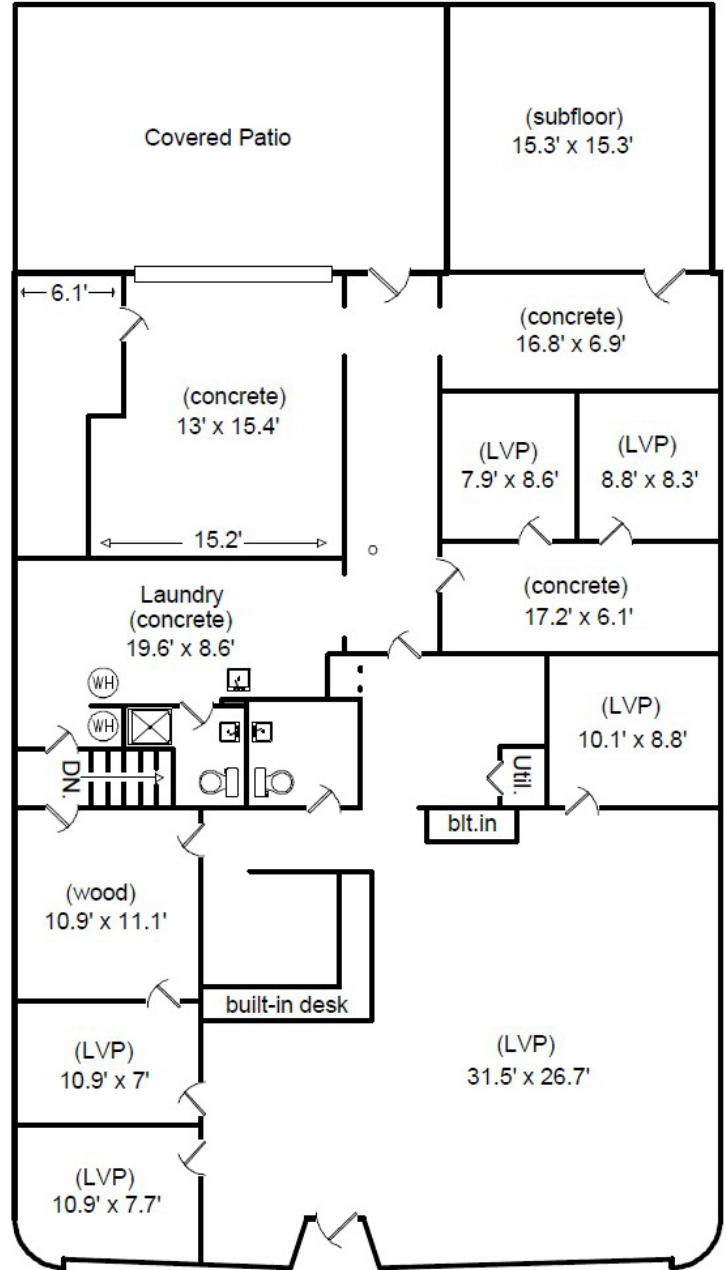
S. Lincoln Ave. @ 2nd St.	10,992 VPD
E. 1st St. btwn Cleveland & Lincoln Ave.	10,000 VPD

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. 6/15/2026

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## MAIN FLOOR - 2,826 SF



## UNFINISHED BASEMENT - 304 SF

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