

2,971 SF
FOR LEASE

201 E 4th Street

LOVELAND | COLORADO



Premier Restaurant Space For Lease
EXCEPTIONAL ANCHOR CORNER OPPORTUNITY

CBRE

Invest in Loveland's Future: Premier Restaurant Space Available

Nestled in the heart of downtown Loveland, at the coveted intersection of 4th Street and Cleveland Avenue, this prime retail and restaurant site presents an exceptional opportunity.

The 2,971 square-foot restaurant space is located inside a 24,000 square foot historic building that has been fully reimagined with elevated architecture, refined finishes and a modern, sophisticated aesthetic. The building serves as home to an established coworking and office hub with more than 200 members, offering a steady flow of discerning professionals who value convenience, quality, and elevated dining experiences. The restaurant space offers the flexibility to accommodate a chef-driven, full-service restaurant or an elevated café concept. Its prominent street presence, corner façade signage, and potential for captivating patio spaces along both 4th Street and Cleveland Avenue further enhance its visibility and appeal. The building's refined and professional design creates an ideal backdrop for a dining experience that is both sophisticated and welcoming.

The heart of Downtown Loveland on the corner of 4th Street and Cleveland Avenue



Tap for the Neighborhood Directory



Completed 4th Street Revitalization Project



Unbeatable Location in the Middle of the Vibrant and Growing Loveland Downtown District

About 201 E 4TH Street

HIGHLIGHTS

An unparalleled restaurant opportunity awaits in the thriving heart of downtown Loveland. This strategically positioned space offers:

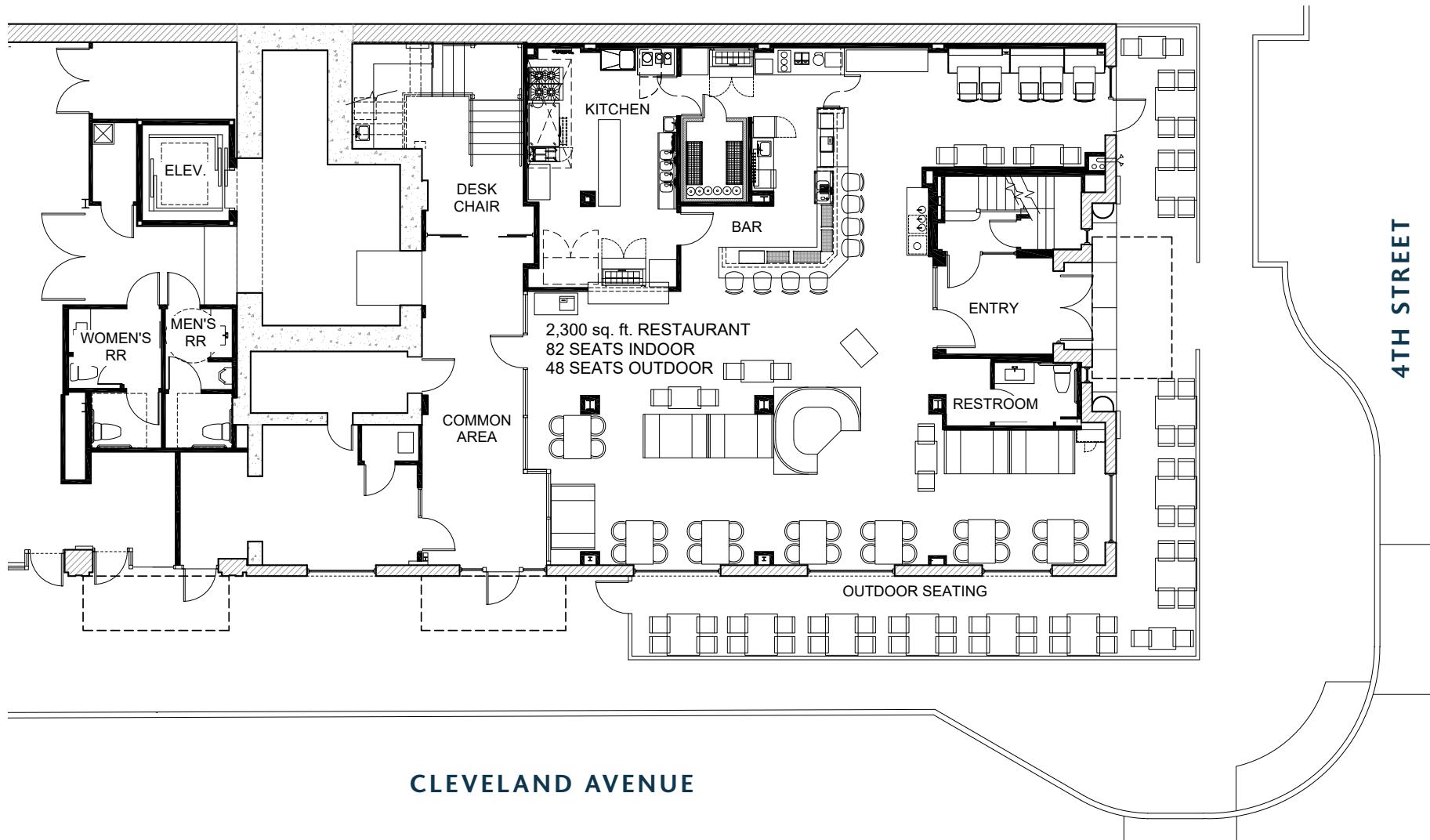
- Tenant Improvement allowance to customize a vision.
- A coveted storefront position with south and west-facing exposure along Loveland's premier retail destination, 4th Street.
- In the Heart Improvement Plan (HIP Streets), ensuring that business benefits from the ongoing revitalization of the historic downtown core along the esteemed 4th Street corridor (Garfield to Washington Avenue).
- The exciting prospect of creating charming patio experiences on 4th Street and Cleveland Avenue.
- Prominent corner signage.
- Pre-installed grease trap and prep kitchen amenities if needed.

PROPERTY OVERVIEW

Rentable SF	2,971 SF
Basement Storage	185 SF (no charge)
Lease Rate	\$27.00 NNN
Est. NNN Expense	\$7.50
Monthly Rent	\$6,684.76 + NNN
TI Allowance	\$65.00 SF

Floor Plan

Potential floor plan, bring your vision



4th Street Revitalization

Downtown Loveland is undergoing a significant transformation with the ongoing 4th Street Revitalization project, a key component of the Heart Improvement Plan (HIP). Construction commenced in late February, with an anticipated completion date of winter 2026, contingent upon weather conditions. The project spans five blocks along 4th Street, stretching from N. Garfield Avenue to N. Washington Avenue, with initial work concentrated on the first two blocks between N. Washington Avenue and N. Lincoln Avenue.

PHASE 1A

Utility & Roadway Replacement

PHASE 1B

Sidewalk improvements,
Landscape/Plantings,
& Site Amenities



This ambitious plan is designed to elevate the pedestrian experience and enhance the streetscape through:

- Modernized sidewalks, ensuring full accessibility for all with adherence to ADA standards.
- Refurbished and improved west and east travel lanes, promoting smoother traffic flow.
- The creation of a vibrant five-foot-wide amenity zone, featuring thoughtfully designed pedestrian lighting, convenient bike racks, aesthetically pleasing decorative fencing, and the integration of compelling public art installations to enrich the urban environment.

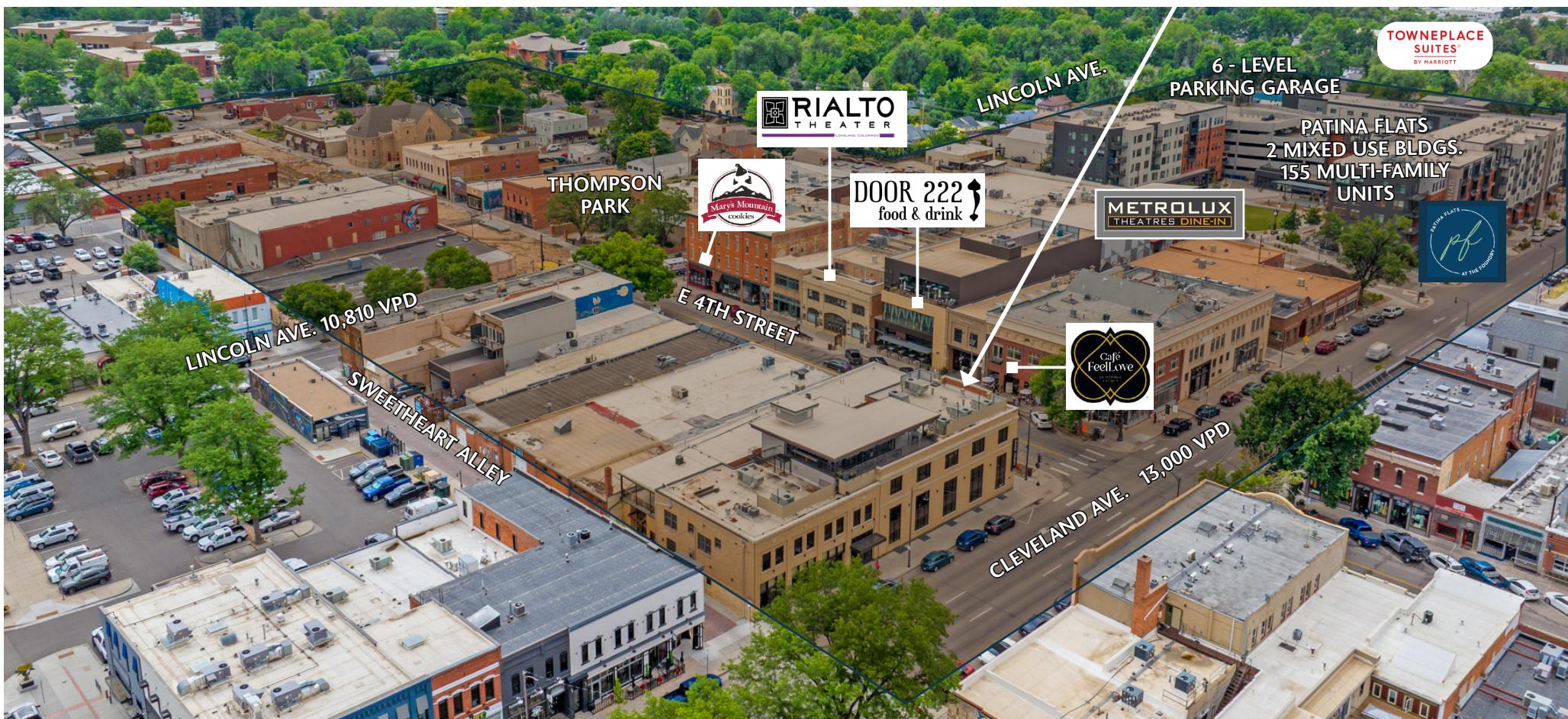


Downtown Loveland

Home to more than 100 businesses

Nestled in the breathtaking foothills of the Rocky Mountains, a mere 45-minute drive north of Denver, lies Loveland, Colorado, a city of over 77,000 residents with a daytime population of over 57,000 within a three-mile radius and household incomes averaging over \$110,000.

Downtown Loveland thrives as a vibrant hub, fostering a unique blend of small-town charm and sophisticated offerings. It is characterized by a thriving culinary scene, featuring locally-owned restaurants, a dynamic brewing community, eclectic retail experiences, and a wealth of art galleries that define its thriving artisan district. Loveland embodies the essence of local pride and provides an unparalleled environment for businesses to flourish.





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Melissa Moran, CCIM
Vice President
+1 970 219 7376
melissa.moran@cbre.com

Jon Rue
First Vice President
+1 970 948 8300
jon.rue@cbre.com

Alexander Schultz
Associate Broker
+1 970 658 7159
alexander.schultz@cbre.com

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Demographics

	COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION				
2024 Population	9,284	56,746	96,471	
2029 Population - 5 Yr. Projection	9,131	56,805	100,134	
2024-2029 Annual Population	0.00%	0.02%	0.75%	
HOUSEHOLD INCOME				
Average Household Income	\$83,827	\$96,730	\$110,307	
Median Household Income	\$66,196	\$77,915	\$85,224	
HOUSING VALUE				
Median Home Price	\$521,469	\$498,976	\$571,525	
Average Home Price	\$611,574	\$568,185	\$633,662	
DAYTIME POPULATION				
Daytime Workers	8,170	30,621	48,581	
Daytime Residents	3,858	26,670	45,650	

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