



TURN-KEY RESTAURANT END CAP FOR LEASE

LINCOLN PLACE

532 NORTH LINCOLN AVENUE
LOVELAND, COLORADO 80537



**CUSHMAN &
WAKEFIELD**

LEASE RATE: \$20.00 - \$24.00/SF NNN | NNN: \$10.15/SF (ESTIMATED)

This mixed-use building offers ground floor retail below 200 new apartments along one of Loveland's highest traveled streets in the heart of downtown. The property offers residential, retail and restaurant uses all combined with the amenities of two outdoor public plazas and structured parking. Three commercial suites are currently available for lease, with sizes ranging from 1,090 - 5,460 square feet. Co-tenants include: Sola Salon, Doug's Day Dinner, Laureate Publick House, Sushirito and Lincoln Place Dentistry. Excellent visibility and newer construction make this one of Loveland's most premier addresses.

FOR LEASE

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RETAIL SPACE AVAILABLE

Available Size Suite TBD 1,090 SF
Suite 501 1,731 SF

Lease Rate \$20.00/SF NNN

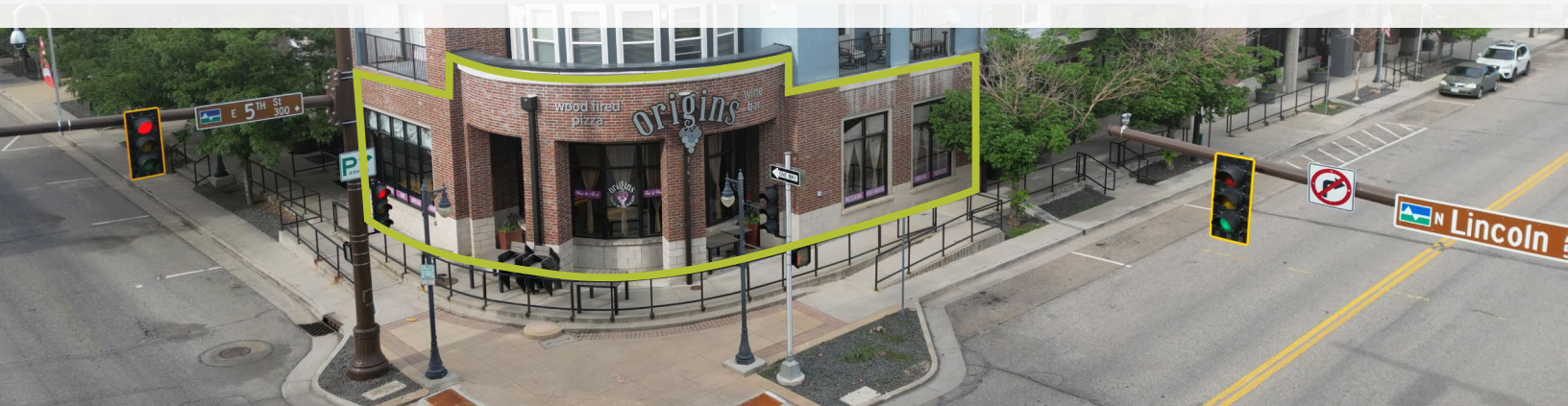
TURN-KEY RESTAURANT

Available Size Suite 500 3,729 - 5,460 SF

Includes Pizza Oven & Grease Trap

FF&E Negotiable

Lease Rate \$24.00/SF NNN



RETAIL USE

- Approximately 20,654 total square feet of retail
- Intended Uses: Specialty retail and restaurant
- 13,161 VPD on Lincoln Avenue
- Walk Score of 86



RESIDENTIAL ON-SITE

- 200 Class A residential units
 - 1 bedroom/studio 146 units
 - 2 bedroom 40 units
 - 3 bedroom 14 units
- Private pool deck, clubhouse and fitness
- Mountain view lobby on 4th floor



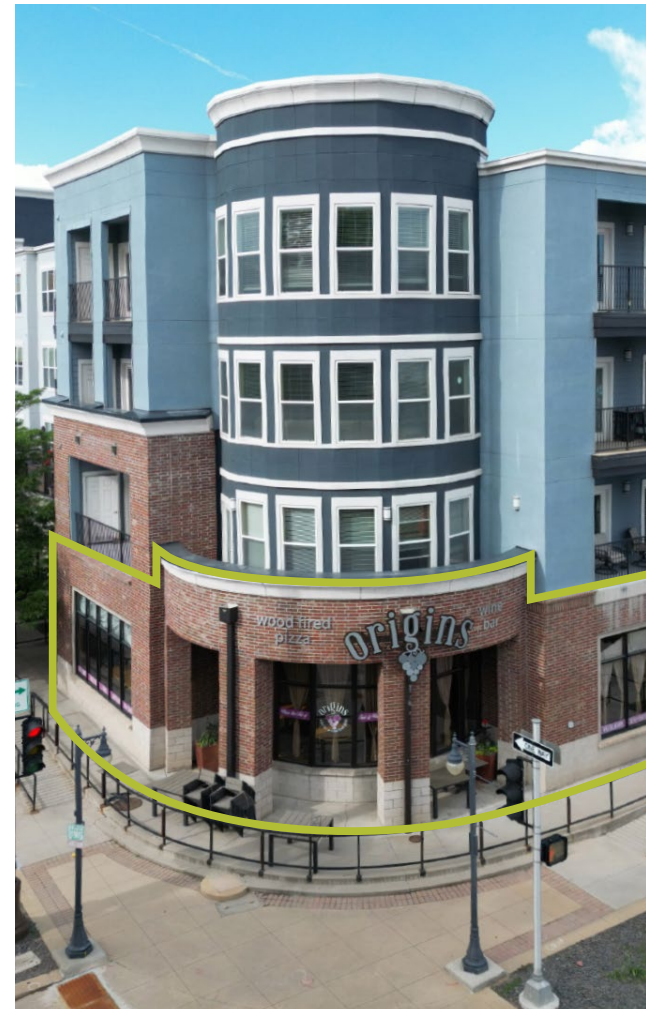
PUBLIC PLAZA, BREEZEWAYS AND OTHERS

- Retail courtyard and public plaza
- Large breezeway into retail courtyard
- Sidewalks 15'-25' fronting Lincoln Avenue
- Bus stop re-activated on Lincoln Avenue



PARKING

- 290 On-site parking spaces, 2-story structure
- Approximately 50+ on-street parking spaces
- 2 Large city parking lots adjacent to property
- 50 Dedicated spaces for retail only

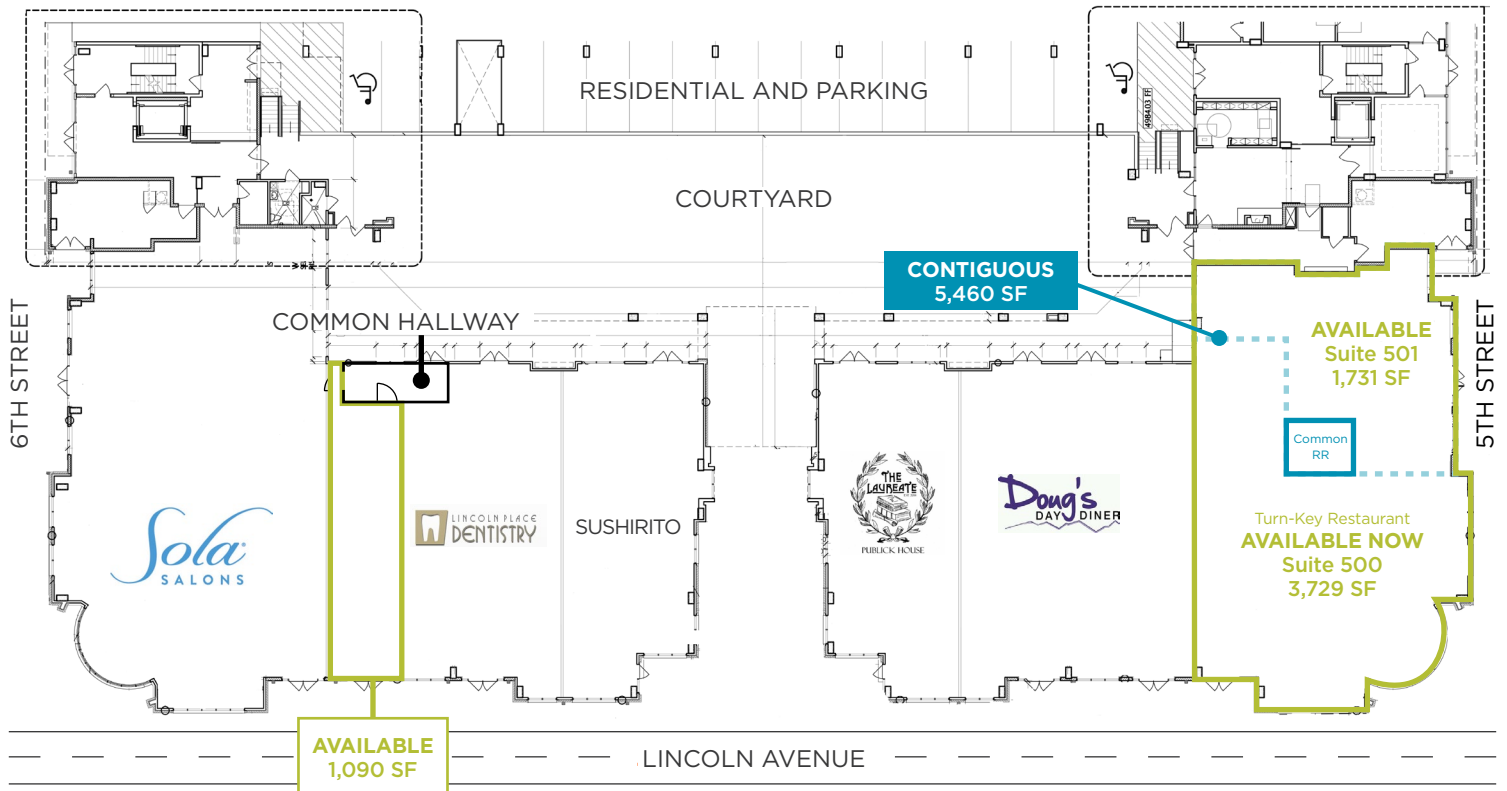


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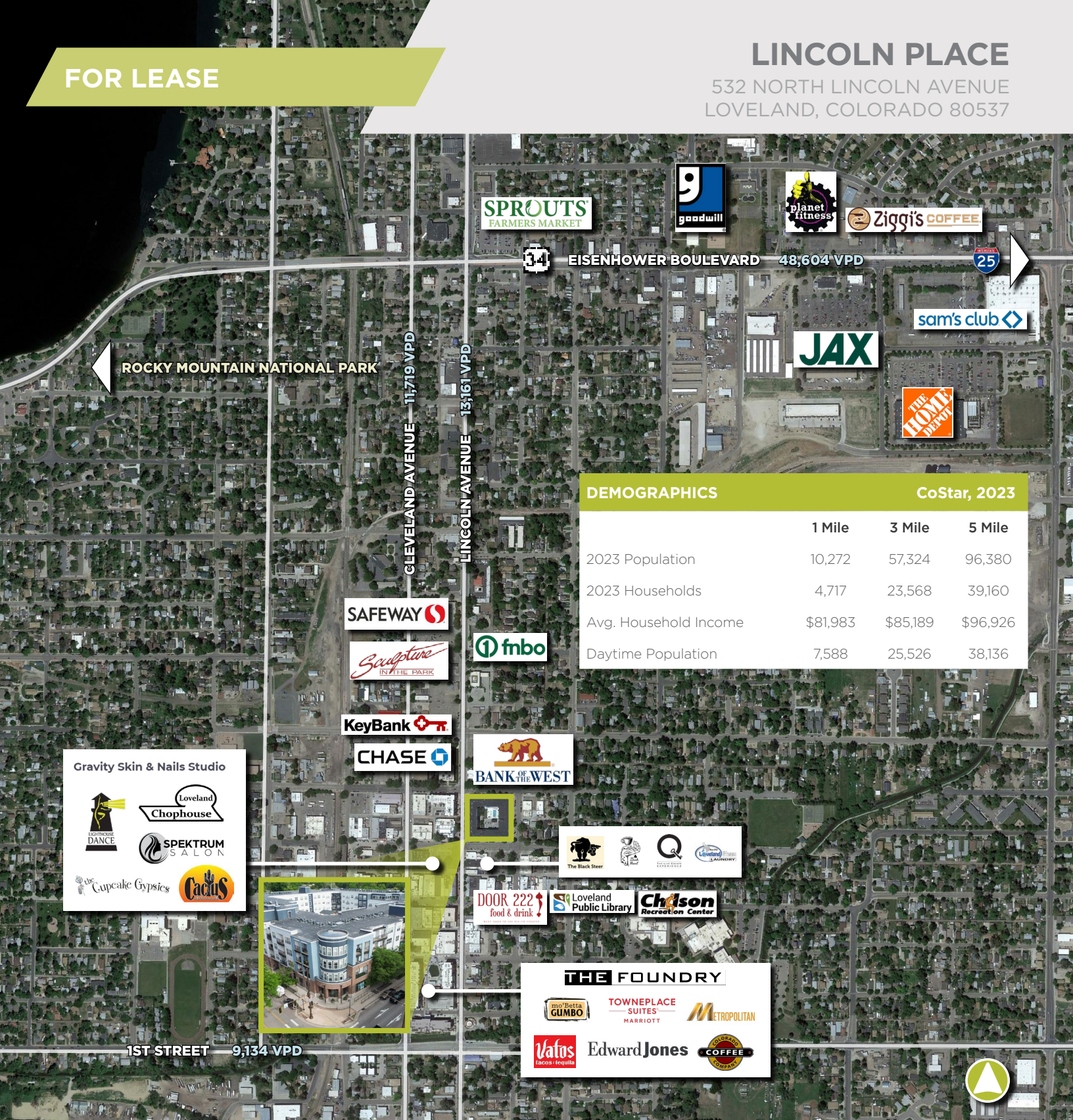
FLOOR PLAN



FOR LEASE

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ROCKY MOUNTAIN NATIONAL PARK

CLEVELAND AVENUE — 11,719 VPD

LINCOLN AVENUE — 13,161 VPD

EISENHOWER BOULEVARD — 48,604 VPD

1ST STREET — 9,134 VPD

SPROUTS FARMERS MARKET

goodwill

planet fitness

Ziggis COFFEE

sam's club

JAX

THE HOME DEPOT

DEMOGRAPHICS

CoStar, 2023

	1 Mile	3 Mile	5 Mile
2023 Population	10,272	57,324	96,380
2023 Households	4,717	23,568	39,160
Avg. Household Income	\$81,983	\$85,189	\$96,926
Daytime Population	7,588	25,526	38,136

SAFeway

Sculpture IN THE PARK

fmo

KeyBank

CHASE

BANK OF THE WEST

Gravity Skin & Nails Studio

LOVELAND DANCE

Loveland Chophouse

SPEKTRUM SALON

the Cupcake Gypsies

Cactus



DOOR 222 food & drink

Loveland Public Library

Chilson Recreation Center

THE FOUNDRY

moBeta GUMBO

TOWNEPLACE SUITES MARRIOTT

METROPOLITAN

Vafos

Edward Jones

COFFEE COMPANY

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