



RETAIL SPACES AVAILABLE FOR LEASE

LINCOLN PLACE

532 NORTH LINCOLN AVENUE
LOVELAND, COLORADO 80537



**CUSHMAN &
WAKEFIELD**

LEASE RATE: \$20.00-\$24.00/SF NNN | NNN: \$12.50/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. Two commercial suites are currently available for lease, with sizes. Co-tenants include: Sola Salon, Doug's Day Dinner, Sushirito, Lincoln Place Dentistry and Urban Hot Pot. Excellent visibility and newer construction make this one of Loveland's most premier addresses.

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Available Size:	Suite 501	1,731 SF	Lease Rate:	\$20.00/SF NNN
	Suite TBD	1,090 SF		\$20.00/SF NNN
	Suite 548	1,930 SF		\$22.00-\$24.00/SF NNN
	↳ Turn-Key Bar			



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



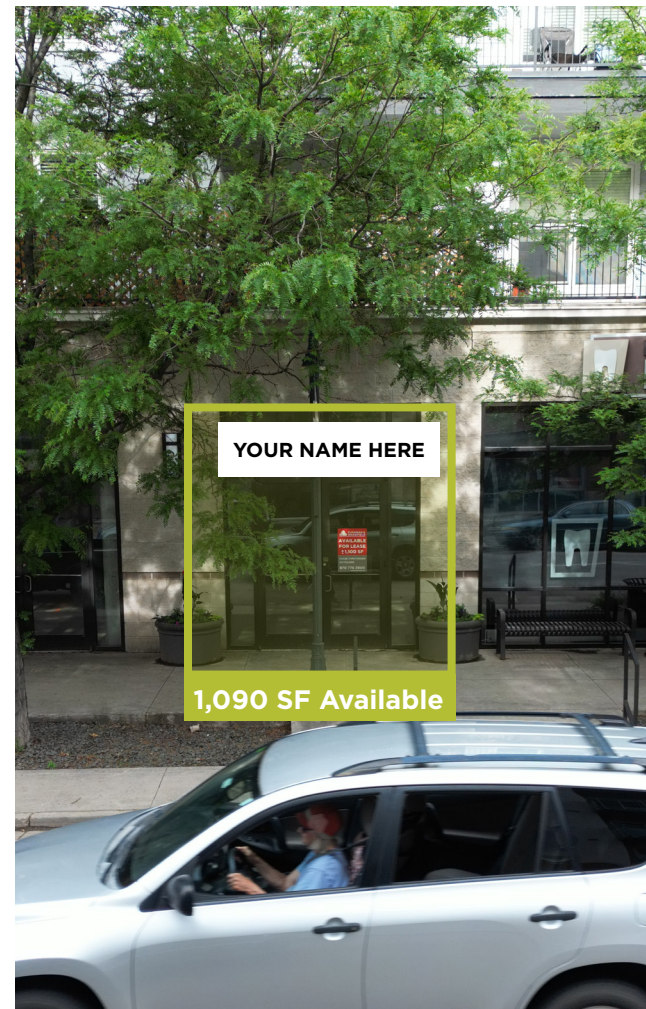
PUBLIC PLAZA, BREEZEWAYS AND OTHERS

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



PARKING

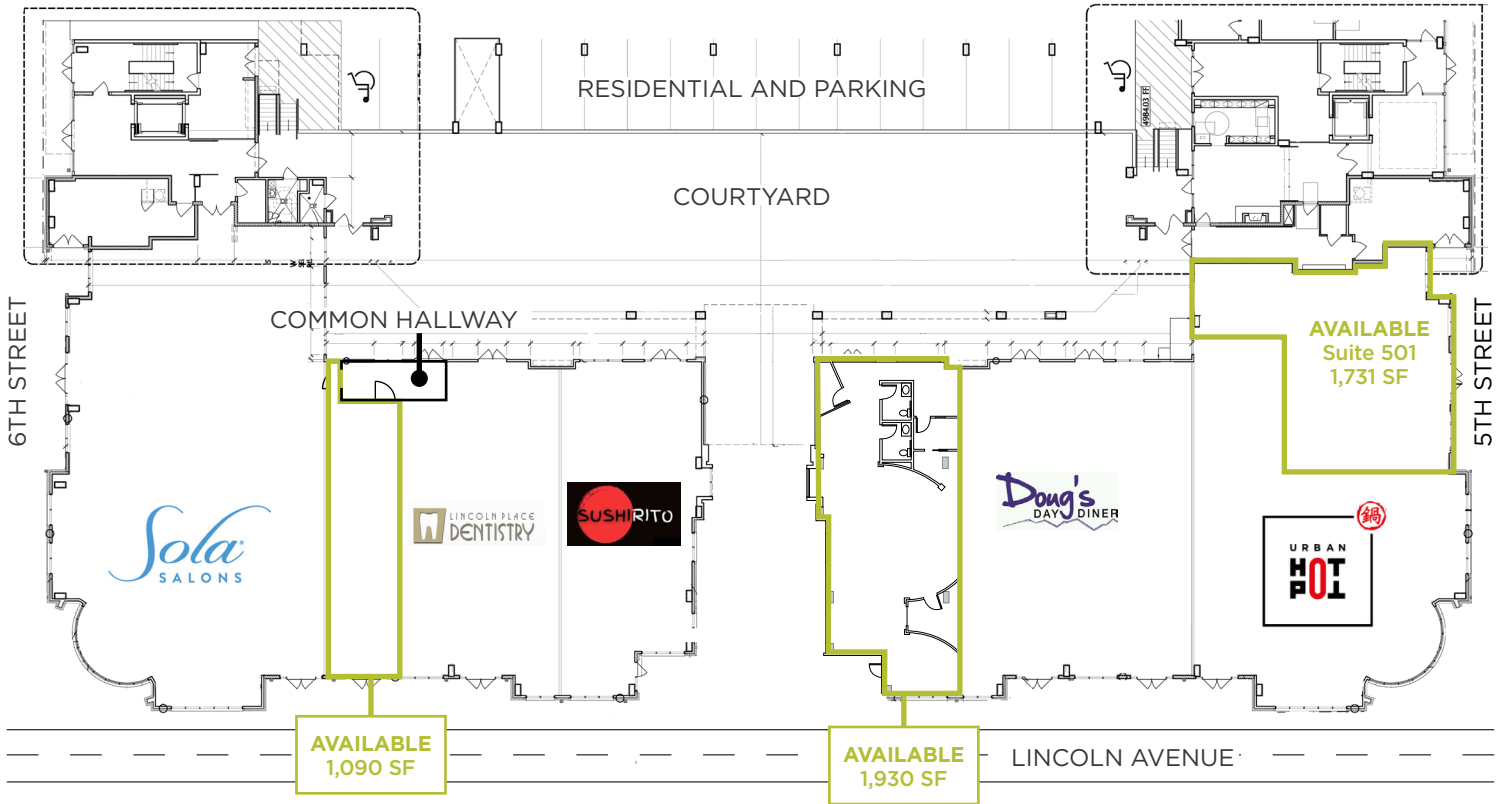
- 290 On-site parking spaces, 2-story structure
- Approximately 50+ on-street parking spaces
- 2 Large city parking lots adjacent to property
- 50 Dedicated spaces for retail only



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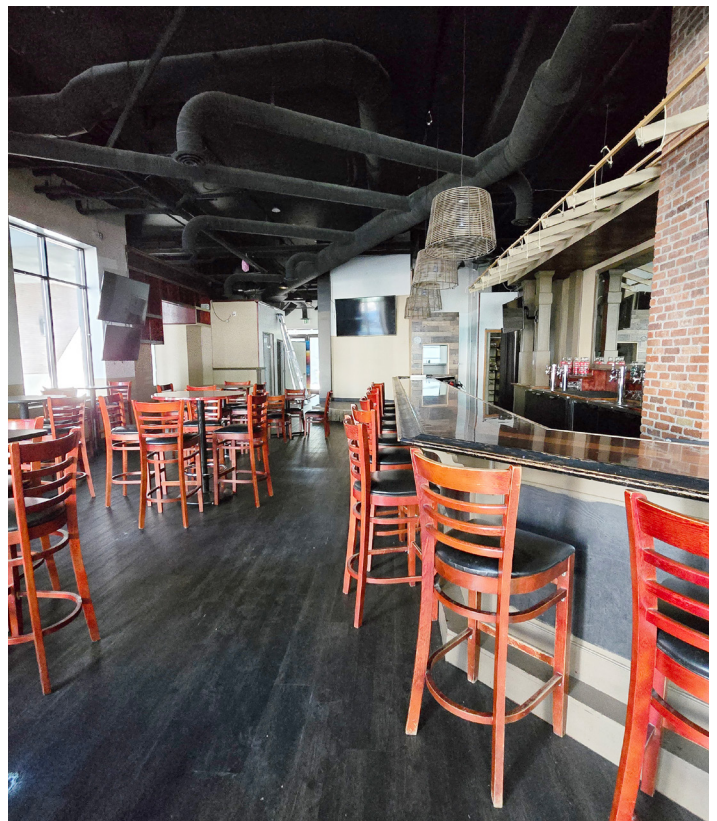
FLOOR PLAN



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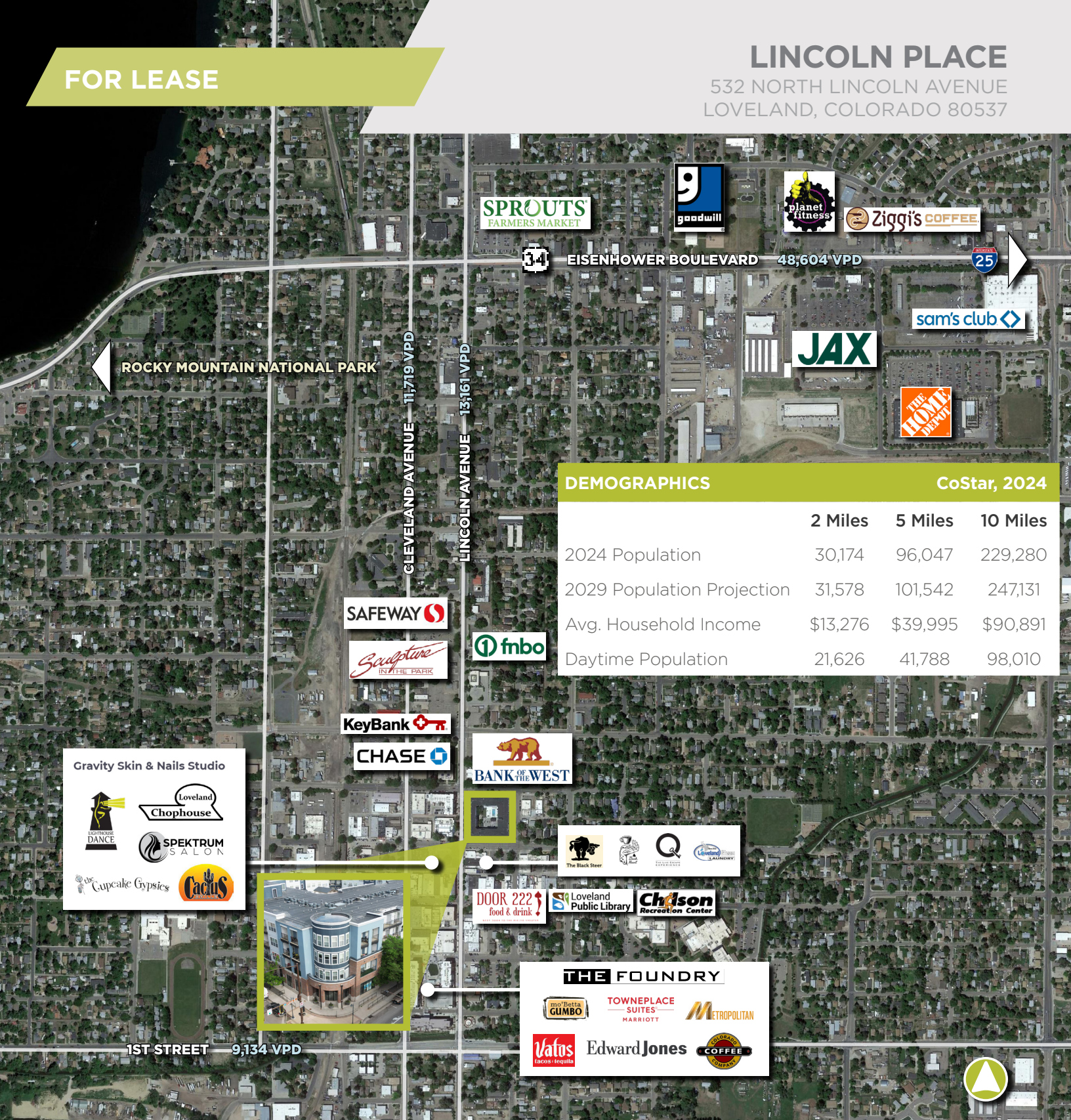
INTERIOR PHOTOS - SUITE 548 | TURN KEY BAR TAVERN



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	DEMOGRAPHICS			CoStar, 2024		
	2 Miles	5 Miles	10 Miles	2 Miles	5 Miles	10 Miles
2024 Population	30,174	96,047	229,280			
2029 Population Projection	31,578	101,542	247,131			
Avg. Household Income	\$13,276	\$39,995	\$90,891			
Daytime Population	21,626	41,788	98,010			

Gravity Skin & Nails Studio

Loveland Chophouse

SPEKTRUM SALON

the Cupcake Gypsies

Cactus



THE FOUNDRY

mo'Betta GUMBO

TOWNEPLACE SUITES MARRIOTT

METROPOLITAN

Vafos

Edward Jones

COFFEE COMPANY

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