

OWNER-USER RETAIL INVESTMENT

1601-1609 N. Lincoln Avenue
Loveland, CO



PRICE REDUCED!

\$2,100,000 | \$174/SF
12,060 TOTAL SF
2,904 - 8,184 RSF AVAILABLE
\$14.00-\$15.00/SF NNN

Owner-User Retail Investment | Loveland, CO

\$2,100,000 | 12,060 SF Retail | \$174/SF | 7.92% Pro Forma Cap

LC Real Estate Group is pleased to offer for sale this rare owner-user retail investment opportunity in the heart of Loveland, Colorado. This recently updated well-maintained, 12,060 square foot multi-tenant property spans 1.05 acres across three contiguous parcels and is offered at \$2,100,000 (\$174/SF). Located along one of Loveland's highest-traffic corridors, this asset combines in-place income with significant long-term upside potential for both investors and owner-users with the availability of 2,904 - 8,184 RSF of retail space fronting Lincoln Avenue and between Cleveland Avenue with combined 24,500 VPD traffic counts.

Property Highlights

- Total Building Size: 12,060 SF across three suites
- Low historic NNN expenses, currently at \$6.90/RSF
- 5,280 RSF end-cap unit available at \$14.00/sf NNN
- 2,904 RSF in-line space also available at \$15.00/sf NNN (30 day notice)
- Lot Size: 1.05 Acres (3 parcels), with abundant parking on the north and south sides
- Construction: Stucco and stone storefront with large windows and overhead doors on the north side, ideal for showroom retailers
- Originally built in 1945 and fully remodeled in 2019 including new roof, HVAC, façade, and interiors
- Zoning: B - Developing Business (DDA district)

Current Tenancy

- 5,280 SF - Former tenant/owner - vacant
 - Elevation Education (2,904 SF) - \$13.26/sf NNN - MTM Lease
 - The Loopy Ewe (3,249 SF) - \$15.00/sf NNN - Lease through March 31, 2029; with one 3-year renewal option with 3% annual increases
- Total Annual Current Income \$129,756 in place

This property is located in the Enterprise Zone and is eligible for business tax credits and incentives.

[ENTERPRISE ZONE LINK](#)



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DOWNTOWN LOVELAND
1 MILE SOUTH

N. CLEVELAND AVENUE 12,500 VPD

W. EISENHOWER BLVD.

287

N. LINCOLN AVENUE 12,000 VPD

SUBJECT
PROPERTY





OWNER-USER RETAIL INVESTMENT

1601-1609 N. LINCOLN AVENUE

LOVELAND, CO 80538

Location & Geography

Strategically located on Lincoln Avenue (Highway 287), just four blocks south of Highway 34 (Eisenhower Blvd.), the property enjoys excellent visibility with over 12,000 vehicles per day and easy access to downtown Loveland, regional highways, and surrounding municipalities. Drive times include:

- Downtown Loveland – 3 minutes / 1 mile
- Fort Collins, Greeley, Longmont: +/-20 minutes - north, east and south, respectively
- Denver International Airport (DIA) – 51 minutes southeast
- Denver – 51 minutes south on I-25

Future Development

The property is also situated within the Loveland Downtown Development Authority (DDA) district, making it eligible for a variety of incentives for development including Tax Increment Financing (TIF), façade improvement grants, restaurant conversion grants, and fire suppression grants.

Surrounding Amenities

The immediate trade area features a wide mix of grocery stores, national retailers, and quick-service restaurants, enhancing day-to-day convenience for tenants and visitors alike.

Within a one-mile radius of the Property:

Grocery Stores:

(Sprouts Farmers Market, Natural Grocers, King Soopers)

Major Retailers:

(Walgreens, Ace Hardware, Home Depot, Sam's Club, PetsMart)

Fast Food & Restaurants:

(Taco John's, Good Times Burgers, Carl's Junior, Dairy Queen, Blackjack Pizza, Subway, Starbucks, Dutch Bros. Coffee, Mc Donald's, Applebee's, Qdoba)

Investment Highlights

- Stabilized income stream to offset ownership cost or cash flow potential
- 2,904 - 5,280 SF of Lease-up potential for investors seeking cash flow
- Attractive basis - priced at approximately 50% of replacement cost
- Strategic location within an active and improving downtown corridor, at the center of Loveland, with high traffic counts and visibility
- Future upside via rent escalations and constrained retail market
- DDA incentives may enhance redevelopment or repositioning opportunities



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PROPERTY OVERVIEW

Property Address	1601-1609 N. Lincoln Avenue, Loveland, CO 80538
Total Land (3 Parcels)	1.05 Acres
Building SF	12,150 SF (Assessor) 12,060 (Lease)
Year of Construction	1945
Year of Remodel	2019
Property Type	Commercial
Built As	Retail Store
Zoning	B-Developing Business (Link: Municipal Development Code) (Link: Loveland DDA)

PROPERTY TAXES

Parcels	Parcel 1: 9512320001; Parcel 2 (1601) 9512300010; Parcel 3 (1609) 9512311010
Legal	Parcel 1: LOT 27 AND 28, BLK 1, CAPITOL HILL 2ND Parcel 2 (1601): BEG 467.4 FT S OF NE COR OF SW OF SW 12-5-69, W 185.2 FT TO E. LN ALLEY, S 102.6 FT, E 185.2 FT TO PT DUE S OF POB, N 102.6 FT TO BEG Parcel 3 (1609); LOT 11 & S 50 FT OF LOT 10, CLEVELAND OF N END
Mill Levy	79.783
Taxes (2025)	Parcel 1: \$1,882.72; Parcel 4 (1601): \$41,876.50; Parcel 3 (1609): \$6,022.98 Total All Parcels \$49,782.20

UTILITIES

Water	City of Loveland
Sanitary Sewer	City of Loveland
Storm Sewer	City of Loveland
Gas	Xcel Energy
Electricity	City of Loveland
Telephone	Multiple Providers
Internet	Multiple Providers; Pulse fiber optics



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Tenant Overview: Elevation Education

Suite(s)	1603 N. Lincoln Avenue, Loveland, CO 80537
Lease Square Footage(s)	2,904 SF
Tenant	Elevation Education
Remaining Term	Currently month-to-month tenancy
Lease Rate	\$13.26/SF NNN
Lease Structure	The lease is structured as a Triple Net lease with Tenant separately responsible for all utilities associated with building. Landlord is responsible for Property Taxes, exterior building maintenance including snow removal, and landscape maintenance and building insurance, which are billed backbased on pro-rata share.
Use	Tutoring / Education

Business Overview

Elevation Education CO partners with parents and provides an enriched learning environment that helps students learn, develop, and grow. We aim to embrace the strengths of the curious, driven, passionate, gifted students we serve and empower them through highly individualized instruction, hands-on learning, and character development so that each child can strengthen the gifts that are uniquely theirs and vital to our world.

A child's education should reach far beyond academic standards. By the time students move to adulthood, they should be able to thrive as a member of society. We believe the purpose of education is to equip students to be lifelong learners and compassionate citizens while preparing them to live an enriched, fulfilling life as they create positive change in their community.

Source: <https://www.elevationeducationco.com/>



The Loopy Ewe

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Tenant Overview: The Loopy Ewe

Suite(s)	1605 N. Lincoln Avenue, Loveland, CO 80537
Lease Square Footage(s)	3,249 SF
Tenant	The Loopy Ewe, LLC
Remaining Term	March 31, 2029 One renewal option of 3 years with 3% annual increase
Lease Rate	\$15.00/SF NNN
Lease Structure	The lease is structured as a Triple Net lease with Tenant separately responsible for all utilities associated with building. Landlord is responsible for Property Taxes, exterior building maintenance including snow removal, and landscape maintenance and building insurance; provided, however, that the lease does provide annual protection to the Landlord from property tax increases
Use	Retail yarn sales, group classes, private group lessons

Business Overview

We carry beautiful yarns from around the world, from independent yarn dyers to established large companies. Every yarn line and product we have has been curated for what we believe you'll love.

We have special challenges throughout the year and encourage each other in our beloved knitting hobby.

Source: <https://www.theloopyewe.com/>

FINANCIAL OVERVIEW



FINANCIAL OVERVIEW



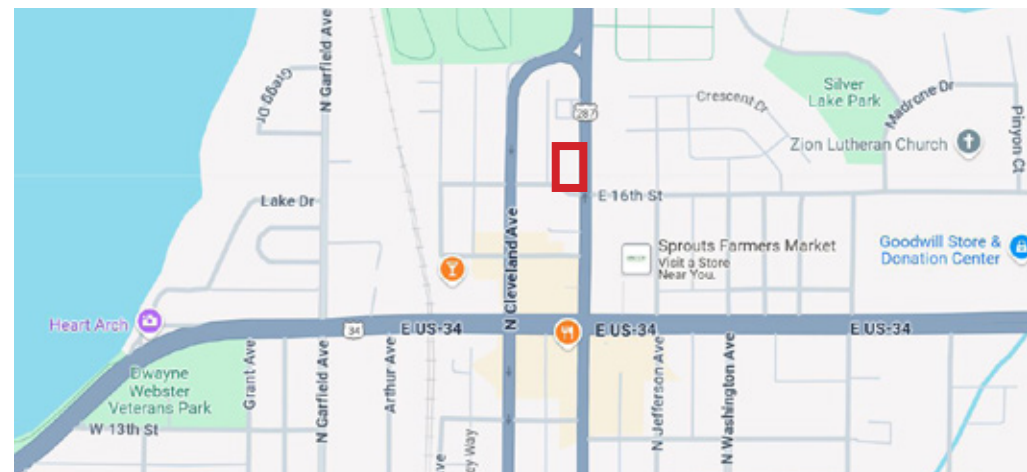
PROFORMA RENT ROLL

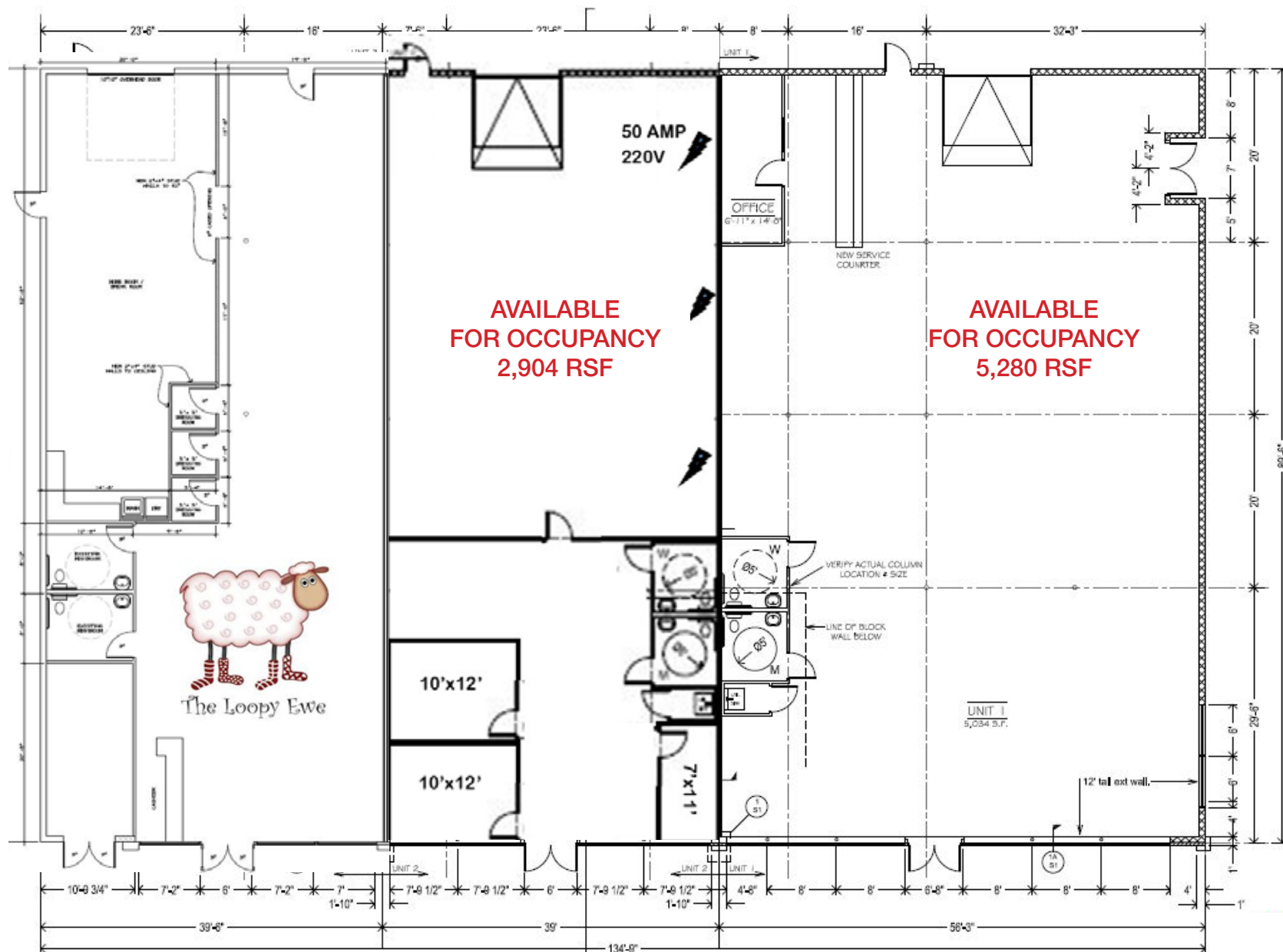
Unit	Tenant	Lease Start	Lease End	RSF	Rate Per SF	Annual Base Rent	Monthly Base	Annual NNN	NNN PSF	Ann. Increase
1601	New Tenant / Owner	4/1/2026	TBD	5,280	\$ 14.00	\$ 73,920	\$ 6,160	\$ 36,482	\$ 6.91	TBD
1603	Leased M2M - new tenant	6/1/2026	TBD	2,904	\$ 15.00	\$ 43,560	\$ 3,630	\$ 20,065	\$ 6.91	TBD
1605	The Loopy Ewe*	4/1/2026	3/31/2029	3,249	\$ 15.00	\$ 48,735	\$ 4,061	\$ 22,449	\$ 6.91	3% Ann.
Current*/Proforma Totals				11,433		\$ 166,215	\$ 13,851	\$ 78,997		
						Proforma NOI	Asking Price	Cap Rate		
						\$166,215.00	\$2,100,000.00	7.92%		

2026 CAM Budget	RSF	11,433	Notes
Taxes	\$ 49,782	\$ 4.35	1601 - Owner/user or lease up - currently available for \$14/RSF
Insurance	\$ 14,215	\$ 1.24	1603 - Tenant is M2M at \$13.26/RSF - Available at \$15/RSF NNN
Repairs and Maintenance	\$ 4,000	\$ 0.35	1605 - The Loopy Ewe just signed new 3 year lease w/ one 3 year option
Common Utilities	\$ 3,500	\$ 0.31	Building Footprint is +/-12,060 SF including utility common utility room
Management	\$ 7,500	\$ 0.66	Current in-place Base Rent = \$87,242
Total	\$ 78,997	\$ 6.91	

SUBJECT PROPERTY
RETAIL BUILDING WITH TOTAL OF 12,060 SF AND 1.05 ACRES

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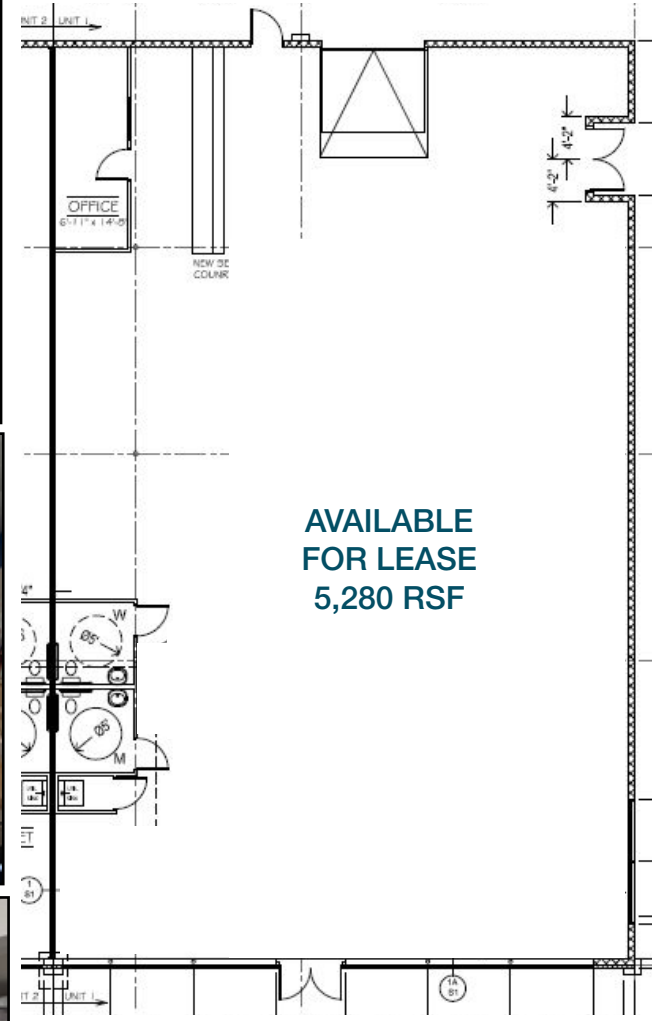
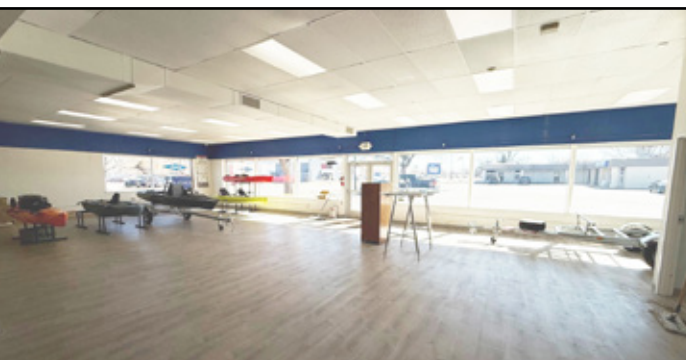


NEW MAIN LEVEL FLOOR PLAN

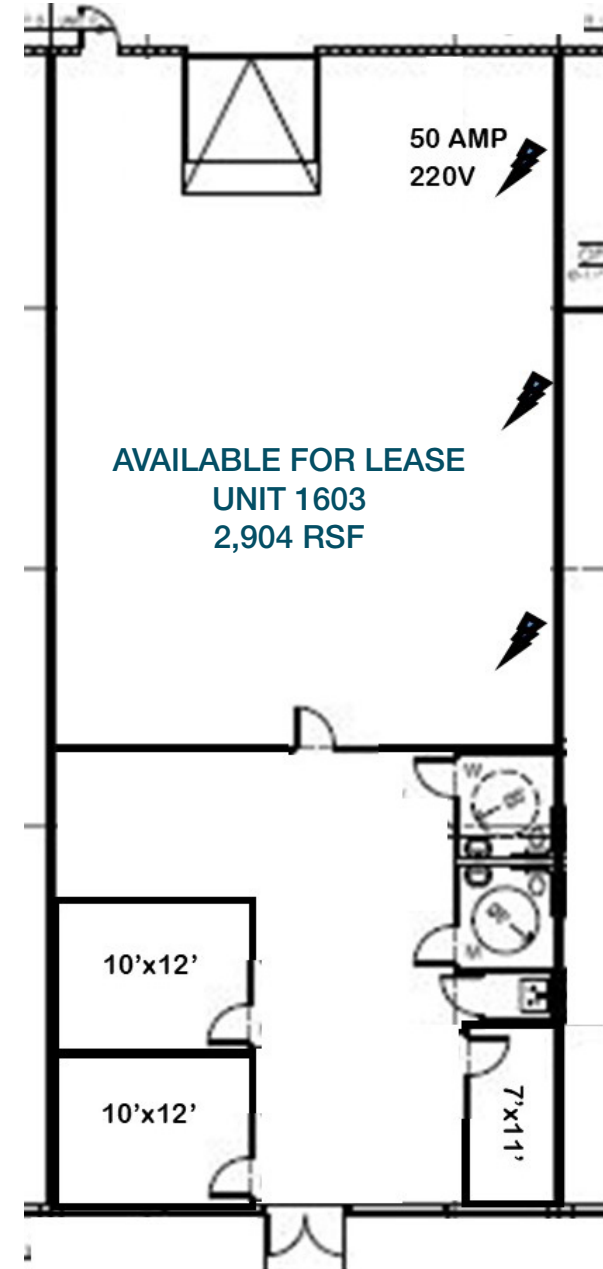
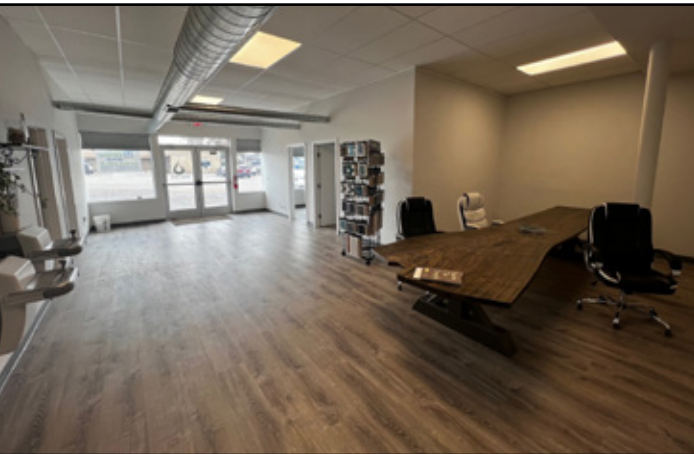
1/8" = 1' 12,060 sq. ft.



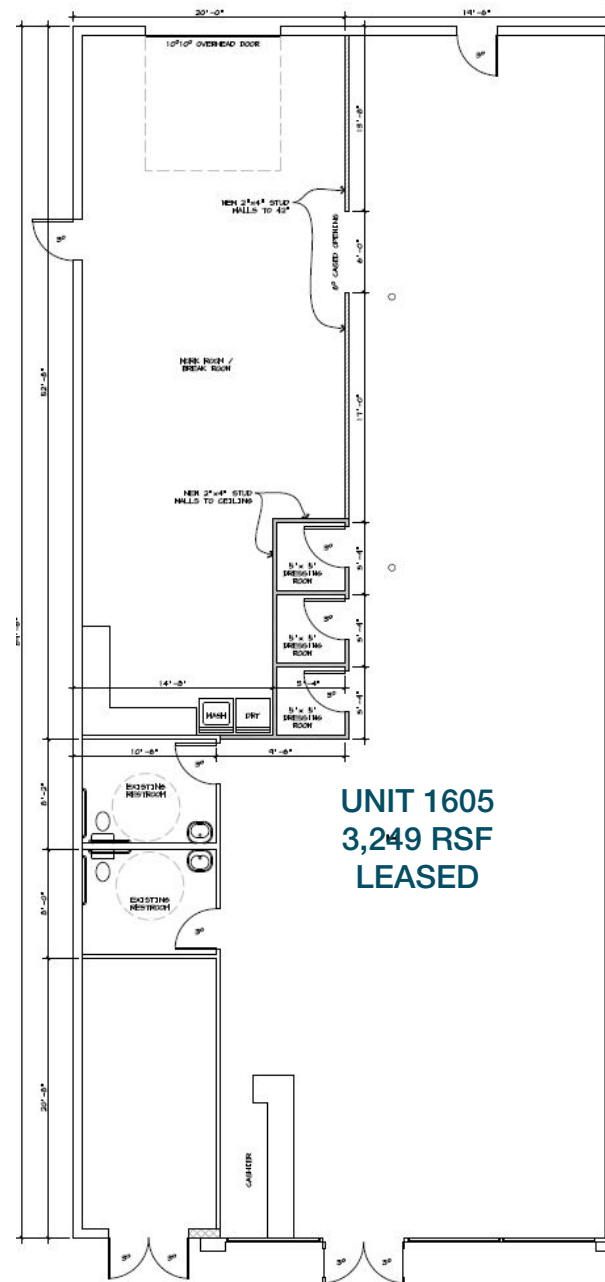
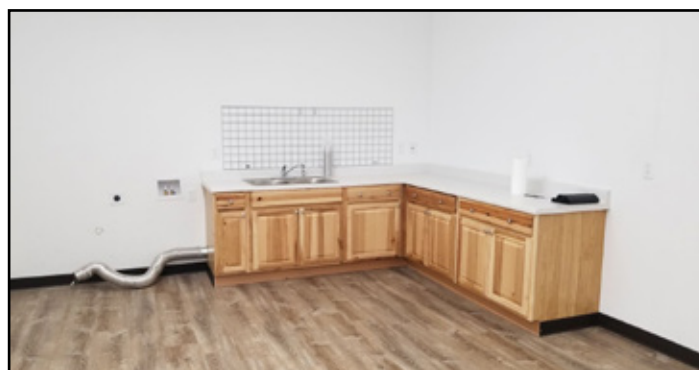
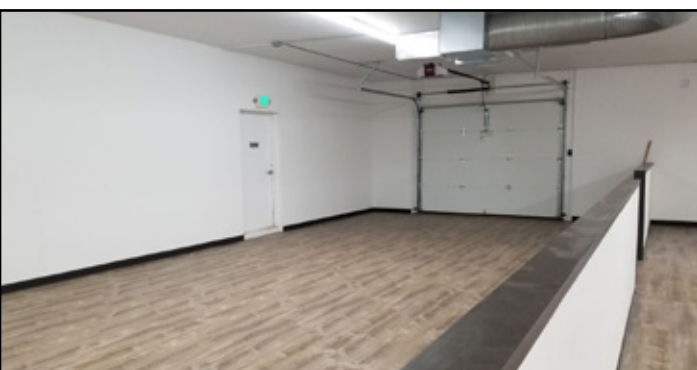
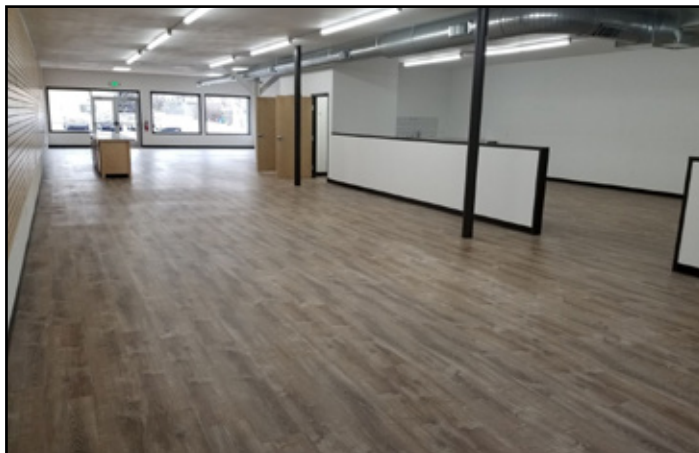
1601 LINCOLN - INTERIOR



1603 LINCOLN - INTERIOR

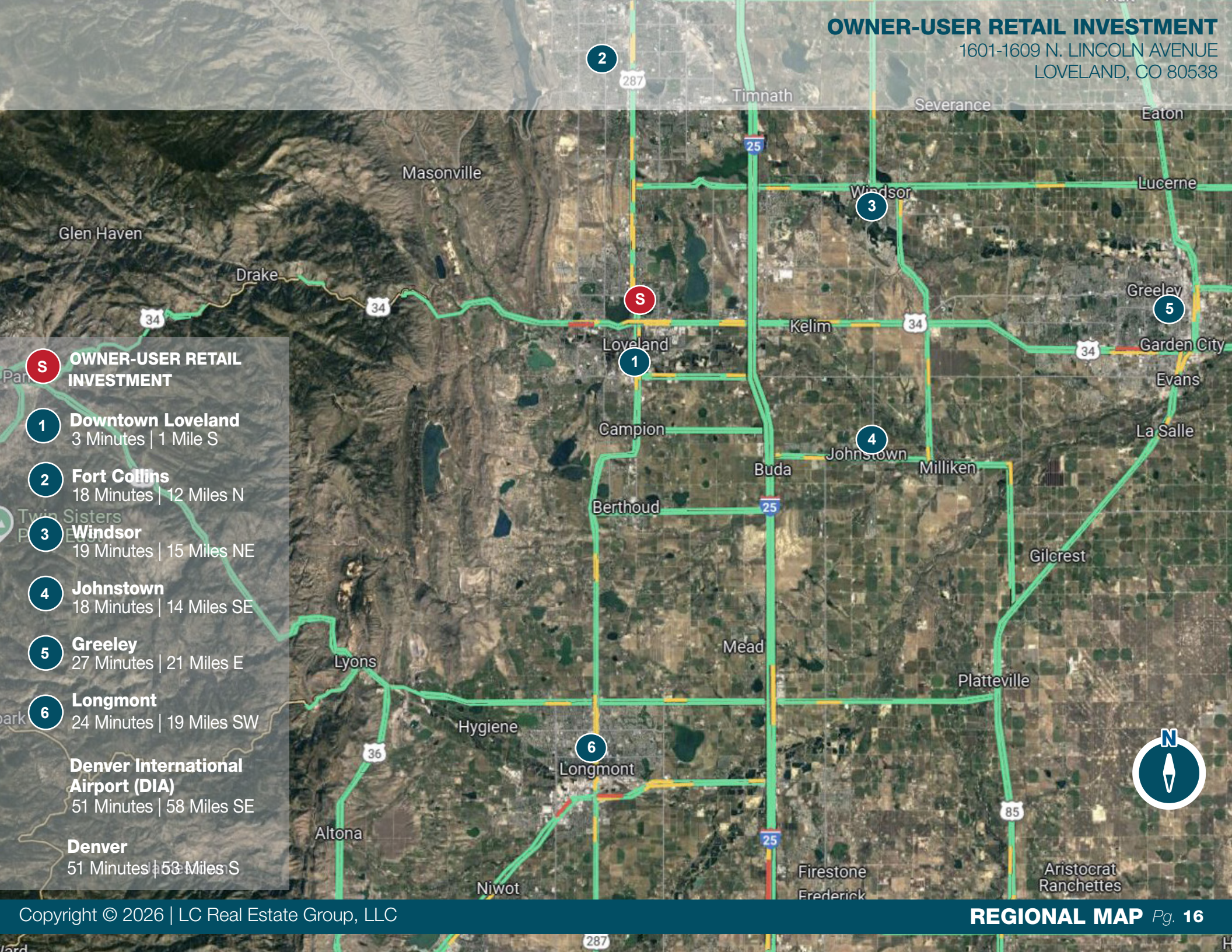


1605 LINCOLN - INTERIOR



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- S OWNER-USER RETAIL INVESTMENT**
- 1 Downtown Loveland**
3 Minutes | 1 Mile S
- 2 Fort Collins**
18 Minutes | 12 Miles N
- 3 Windsor**
19 Minutes | 15 Miles NE
- 4 Johnstown**
18 Minutes | 14 Miles SE
- 5 Greeley**
27 Minutes | 21 Miles E
- 6 Longmont**
24 Minutes | 19 Miles SW
- Denver International Airport (DIA)**
51 Minutes | 58 Miles SE
- Denver**
51 Minutes | 53 Miles S

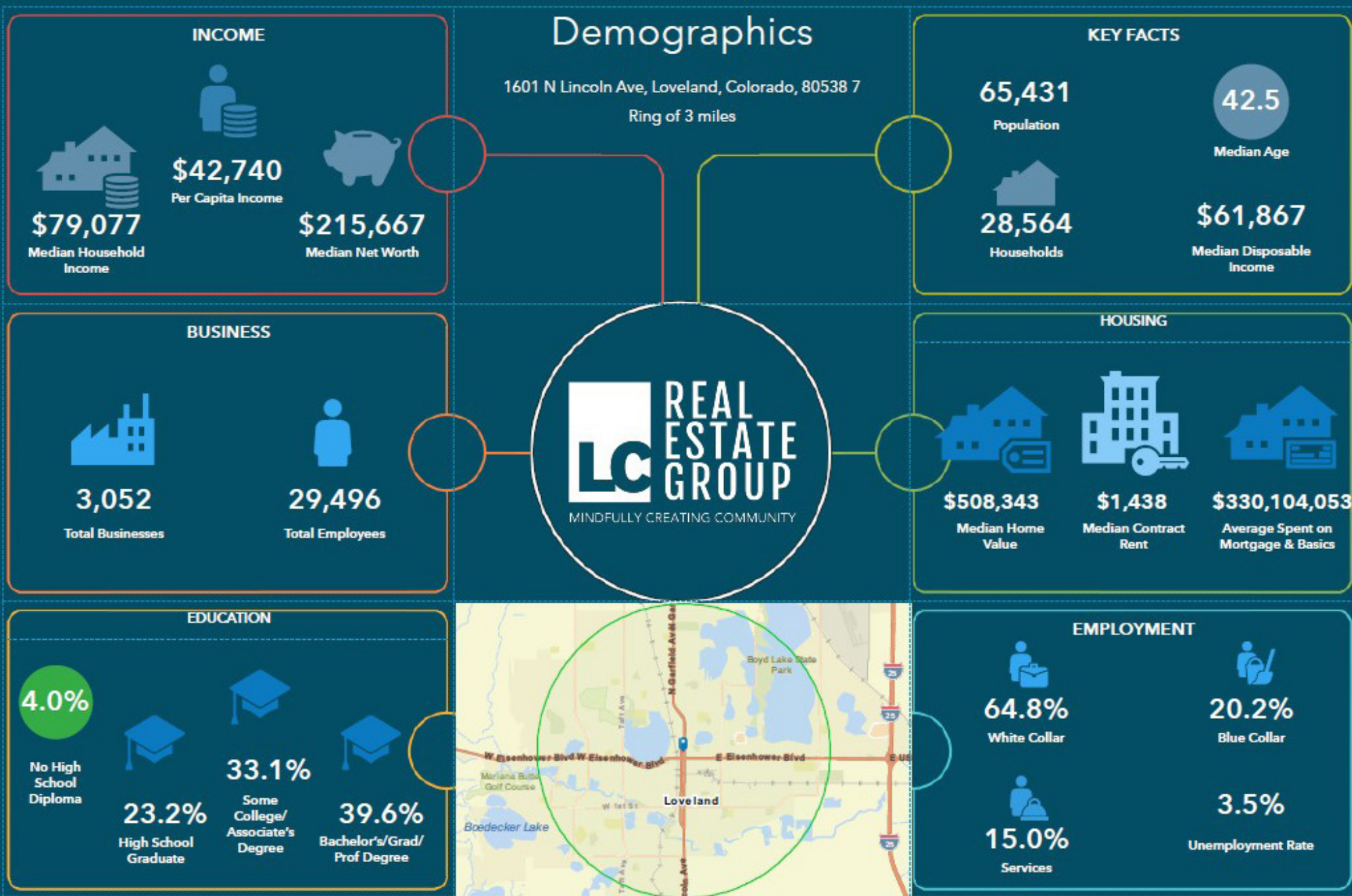


★ Subject Property is within the DDA District and eligible for Incentives

[Click Here for DDA Incentives:](#)

- Tax Increment Financing
- Façade Improvement
- Small Grant Program
- Fire Suppression Grants
- Restaurant Conversion Grants
- Efficiency Rebate Program





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Loveland, Colorado

\$2,100,000 | \$174/SF

12,060 TOTAL SF | 8,184 RSF Available \$14-\$15/SF



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