

# RETAIL SPACE FOR LEASE

436 N. Cleveland Ave.  
Loveland, CO



## PROPERTY DETAILS

Available Space: 1,240 RSF  
Lease Rate: \$24.00/SF NNN  
Expenses: \$ 7.85/SF

### Co-Tenants:

- Tom Davis Saloon
- Sky Bear Brewery
- Soul Shine
- Minimal Market
- Sage Beginnings

## Rico Devlin

Sr. Partner / Sr. Broker  
970.413.1182  
rico@lcrealestategroup.com

## Nathan Klein

Sr. Partner/Commercial Brokerage Mgr  
970.222.2473  
nathan@lcrealestategroup.com

## CLEVELAND STATION RETAIL

**LEASE RATE: \$24.00/RSF NNN (\$7.85/SF)**

- Stylish retail space in exciting and high traffic Downtown Loveland location
- High visibility with direct access from Cleveland Avenue/US Highway 287
- Creative interior finishes and open floorplan with potential for a variety of retail services including boutique, salon/spa, quick-serve cafe or coffee/tea shop, and more
- Abundant parking on street and adjacent parking lots to east and west of building
- Wired for fiber optic internet service throughout building
- Proximity to many restaurants, brew pubs, new theatre, hotel, banks and all that Downtown Loveland has to offer
- Located in enterprise zone allowing potential tax benefit: [click for link](#)
- Potential to expand to create approx. 2,700 total RSF - contact Broker for details



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

	1 Mile	3 Mile	5 Mile
2025 Population	9,414	57,039	96,471
Avg. HH Income	\$83,527	\$96,792	\$110,307
Households	4,563	24,881	41,485
Businesses	954	2,952	4,144
Employees	7,639	28,673	44,972



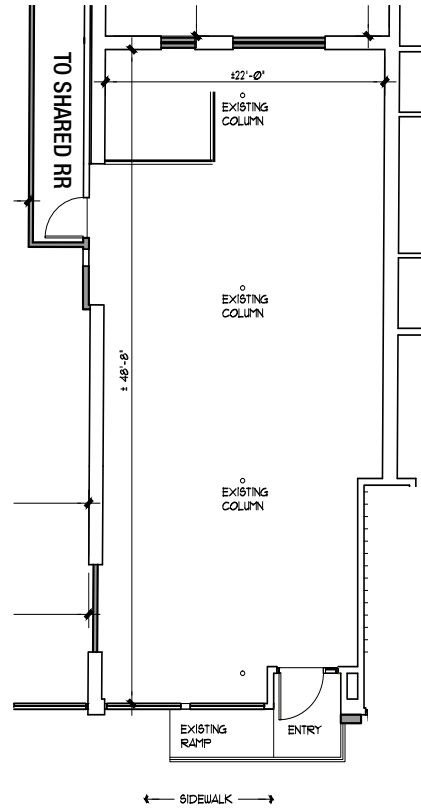
### TRAFFIC COUNTS (Source: STDBOnline)

N. Cleveland Ave. @ Property	12,000 VPD
5th Street btwn Cleveland & Lincoln	1,450 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. 3/24/2026

# RETAIL SPACE FOR LEASE

436 N. Cleveland Ave., Loveland, CO



- Bright storefront windows with direct street access & visibility from Cleveland Avenue
- Unique and attractive finishes
- Historic brick walls from original structure
- Beautiful LVP flooring throughout

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. 3/24/2026

# RETAIL SPACE FOR LEASE

436 N. Cleveland Ave., Loveland, CO

Two public parking lots adjacent to the property and plenty of street parking available



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. 3/24/2026