

RETAIL SPACE FOR LEASE

436 N. Cleveland Ave.
 Loveland, CO



PROPERTY DETAILS

Available Space: 1,240 - 5,108 RSF
 436 N. Cleveland - 1,240 RSF

Lease Rate: \$24.00/SF NNN
Expenses: \$7.30/SF

Co-Tenants:

- Tom Davis Saloon
- Soul Shine
- Sage Beginnings
- Minimal Market
- Vector Development
- Safebuilt
- Moser Engineering (upstairs)

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CLEVELAND STATION RETAIL LEASE RATE: \$24.00/RSF NNN

- 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](#)
- 4th Street H.I.P. Street Improvement Program - estimated completion 2026: [click for link](#)



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



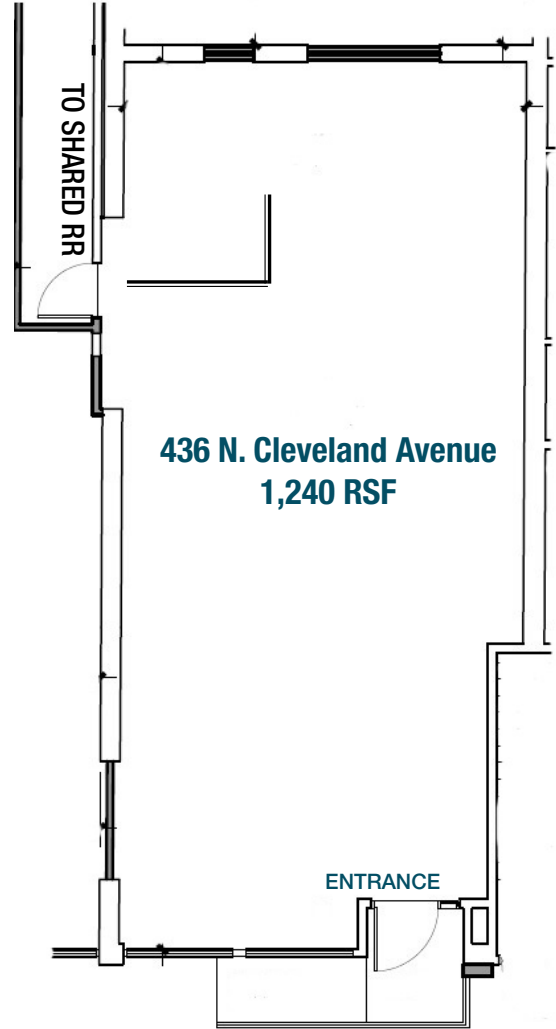
TRAFFIC COUNTS (Source: STDBOnline)

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. 8/7/2026

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



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