

RETAIL/RESTAURANT SPACE FOR LEASE

436 N. Cleveland Ave.
266 & 272 E. 5th Street
Loveland, CO



PROPERTY DETAILS

Available Space: 1,240 - 5,108 RSF
436 N. Cleveland - 1,240 RSF
266 E. 5th Street - 1,469 RSF
272 E. 5th Street - 2,399 RSF
SUITES CAN BE COMBINED AS NEEDED

Lease Rate: \$24.00 - \$26.00/SF NNN
Expenses: \$7.13 - \$7.30/SF

Co-Tenants:

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

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CLEVELAND STATION RETAIL

LEASE RATE: \$24 - \$26.00/RSF NNN

- Stylish retail spaces 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 or combine spaces for additional square footage - contact Broker for details
- 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)

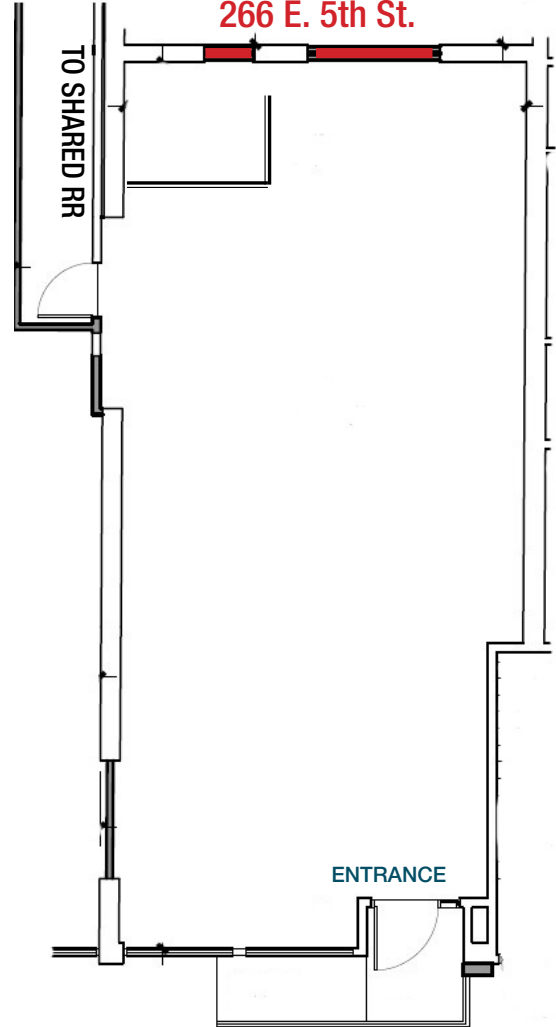
N. Cleveland Ave. @ Property	12,000 VPD
5th Street btwn Cleveland & Lincoln	1,450 VPD

RETAIL / RESTAURANT SPACE FOR LEASE

436 N. Cleveland Ave., Loveland, CO



Can be opened up to include
266 E. 5th St.

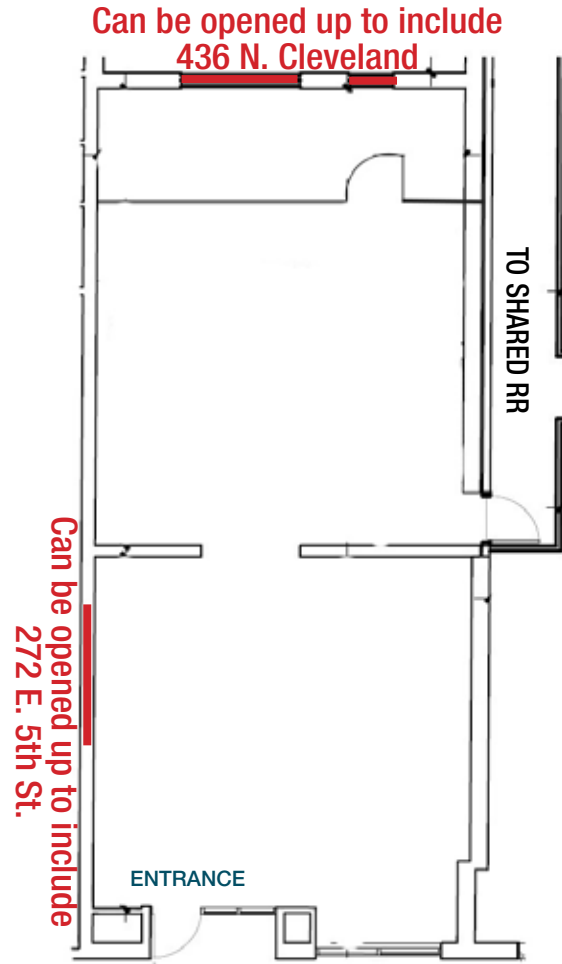


436 N. Cleveland Avenue - 1,240 RSF
\$24.00/SF NNN (\$7.30/SF)

- 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

RETAIL / RESTAURANT SPACE FOR LEASE

266 E. 5th Street, Loveland, CO



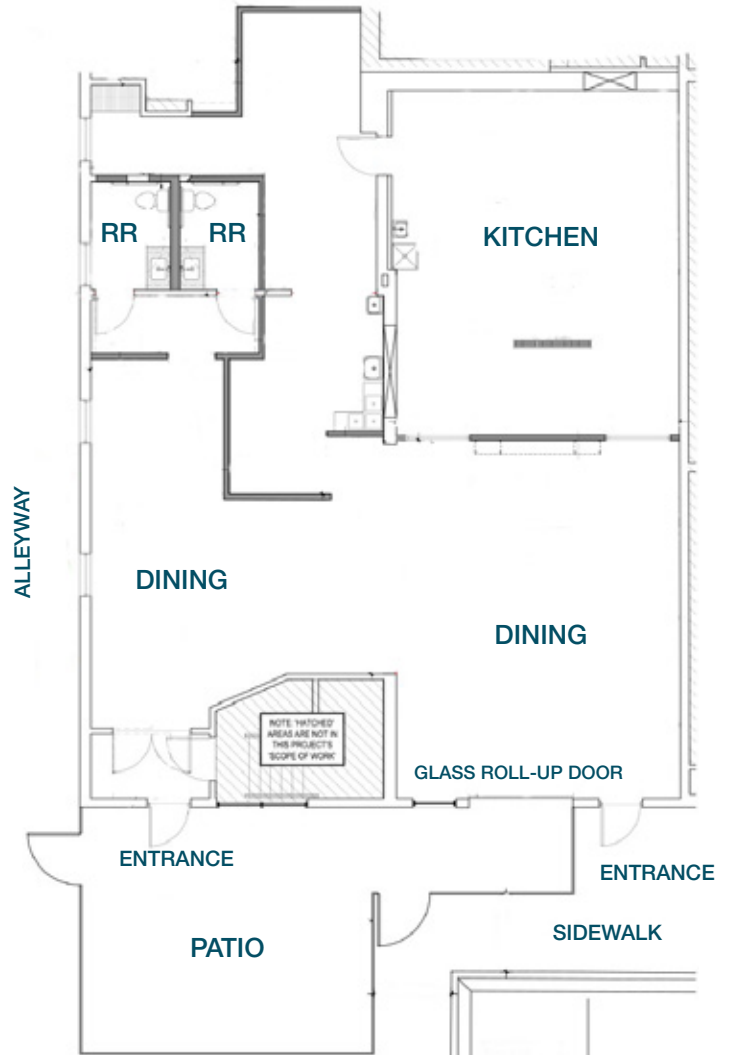
266 E. 5th Street - 1,469 RSF
\$24.00/SF NNN (\$7.30/SF)

- Bright storefront windows with direct street access & visibility from E. 5th Street public parking
- Clean and attractive finishes
- Wash sink in rear storage area
- Ability to increase total SF by combining with adjoining space at 436 N. Cleveland
- Beautiful LVP flooring throughout

PLEASE DO NOT DISTURB TENANT

RETAIL / RESTAURANT SPACE FOR LEASE

272 E. 5th Street, Loveland, CO



272 E. 5th Street - 2,399 RSF

\$26.00/SF NNN (\$7.13/SF)

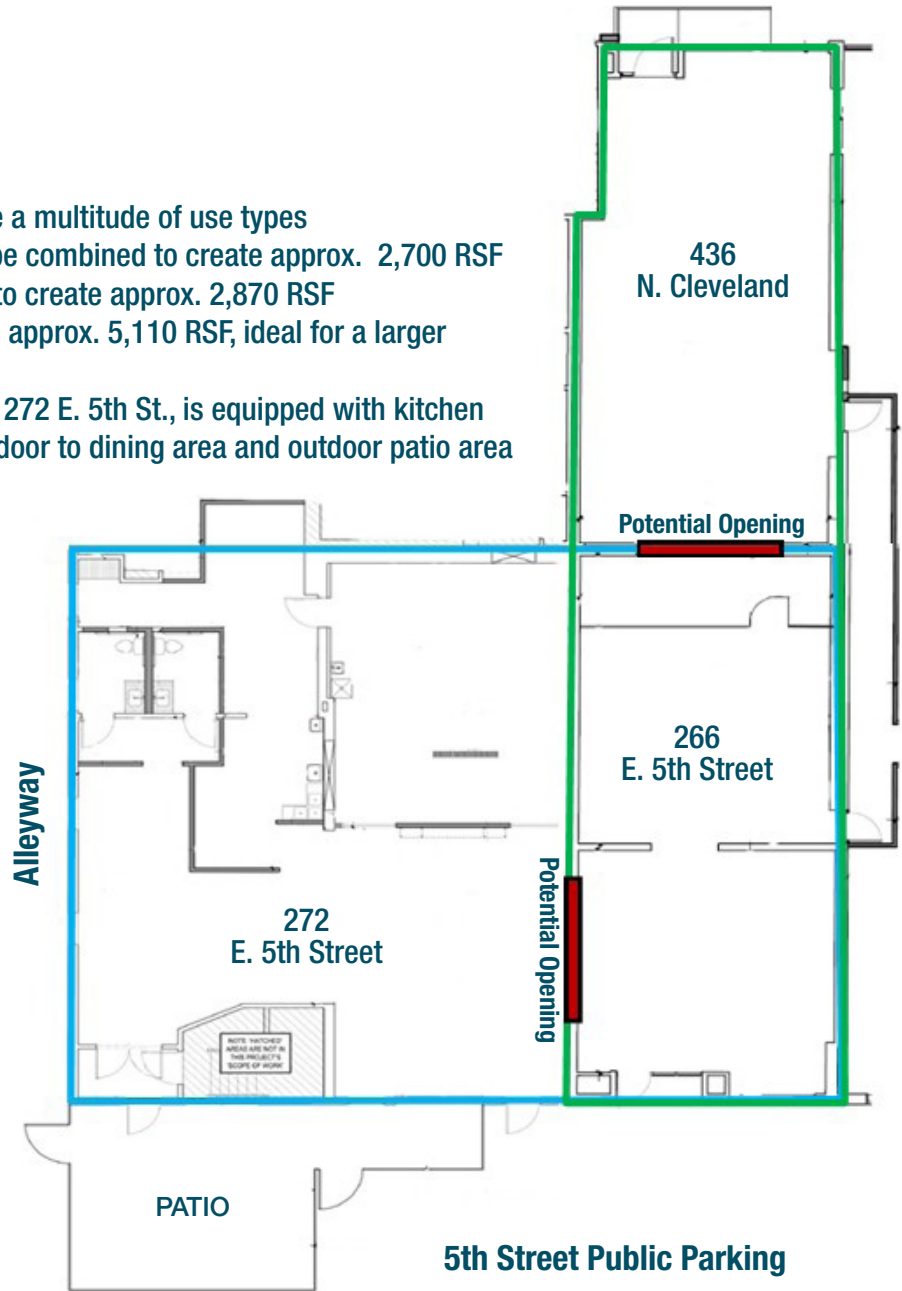
- Former brewery space with some restaurant infrastructure in place
- Glass roll-up door as store front
- High ceilings w/stamped metal finish
- Exposed brick mixed with modern finishes for rustic/chic look
- Outdoor patio area available

RETAIL / RESTAURANT SPACE FOR LEASE

Cleveland Avenue

SUITE COMBINATIONS AVAILABLE

- Suites can be combined to accommodate a multitude of use types
- 436 N. Cleveland and 266 E. 5th St. can be combined to create approx. 2,700 RSF
- 266 and 272 E. 5th St. can be combined to create approx. 2,870 RSF
- All three units can be combined to create approx. 5,110 RSF, ideal for a larger restaurant user
- Each unit is equipped with plumbing and 272 E. 5th St., is equipped with kitchen infrastructure, private restrooms, roll-up door to dining area and outdoor patio area



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. 6/18/2026

RETAIL SPACE FOR LEASE

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



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