

DOWNTOWN LOVELAND RETAIL FOR LEASE



- Façade design underway
- Landlord to deliver with new HVAC, restrooms, roof & sprinklers
- Features nice hardwood floors, 14' stamped ceilings, roll-up doors, and finished basement
- Will be part of H.I.P. Street Improvement Program
<https://www.letstalkloveland.org/hipstreets>

LEASE RATE
\$18.00/RSF NNN (\$3.50/SF)

**131-133 W. 4th Street
Loveland, Colorado**

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DOWNTOWN LOVELAND RETAIL BUILDING

131-133 4TH STREET
LOVELAND, CO 80537



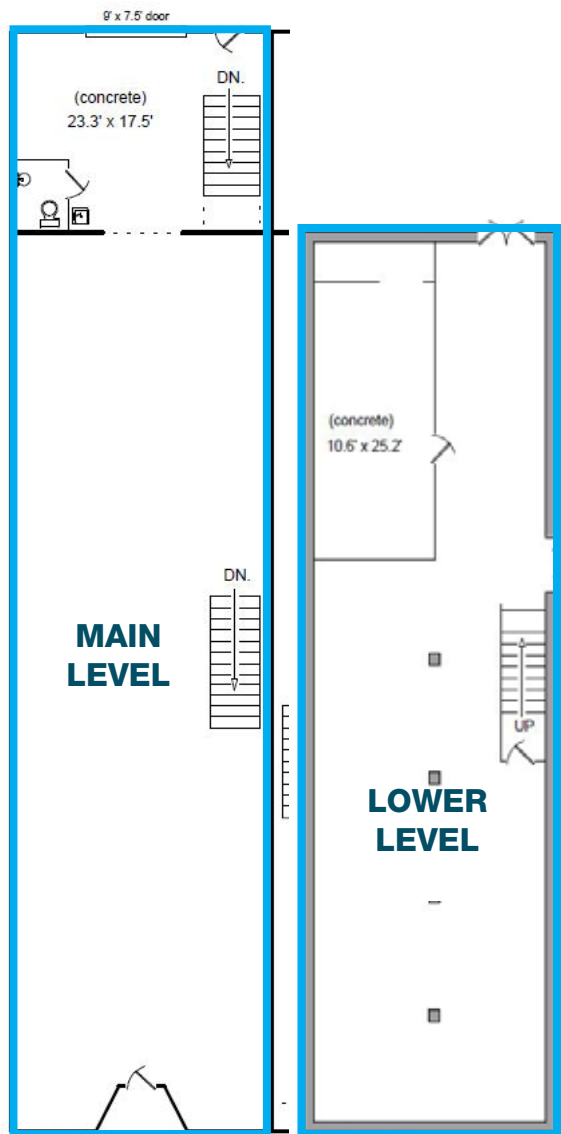
4th & Garfield Mixed Use
Coming Soon

127 - 133 W. 4th Street Loveland
(Interior SF not BOMA)

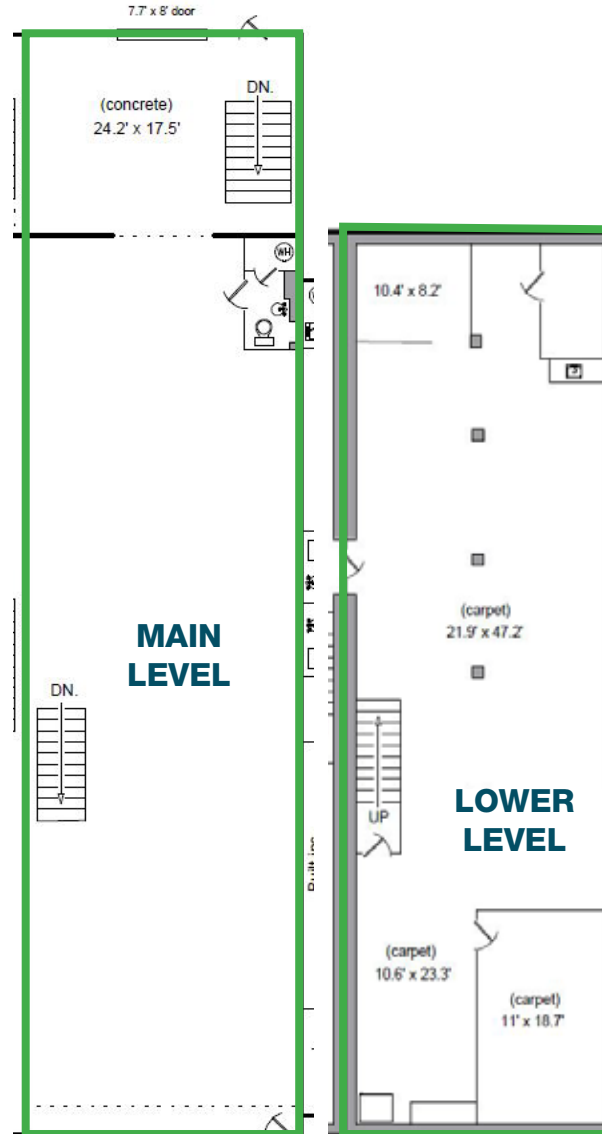
Unit	Main Flr SF	Lower SF	Total SF
133 W. 4th	2,246	1,646	3,892
131 W. 4th	2,418	1,774	4,192
127 W. 4th (Restaurant) LEASED	1,389		
Brick outbuilding LEASED	625		

DOWNTOWN LOVELAND RETAIL BUILDING

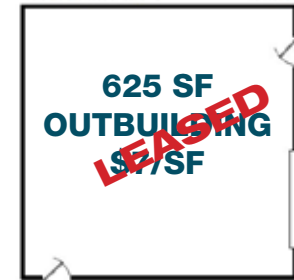
131-133 4TH STREET
LOVELAND, CO 80537



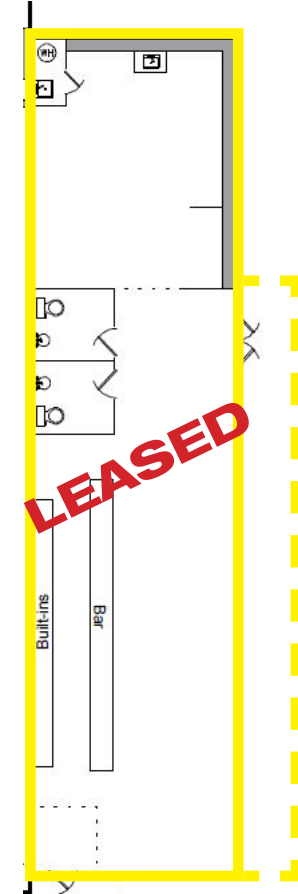
133 W 4th St.
3,892 RSF | \$18/SF NNN



131 W 4th St.
4,192 RSF | \$18/SF NNN



(Can be combined with any other unit)



127 W 4th St. + PATIO
1,389 RSF | \$24/SF NNN

INTERIOR PHOTOS



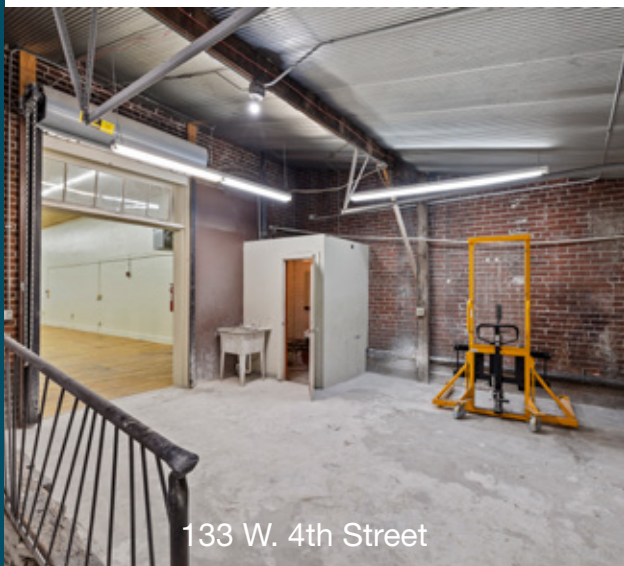
133 W. 4th Street



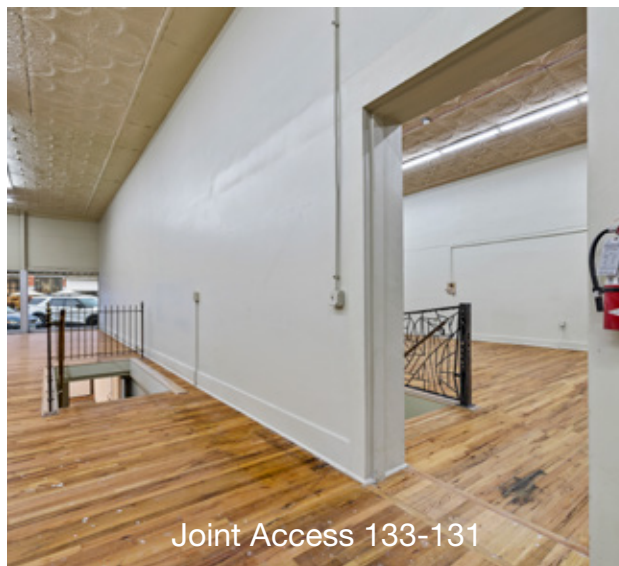
133 W. 4th Street



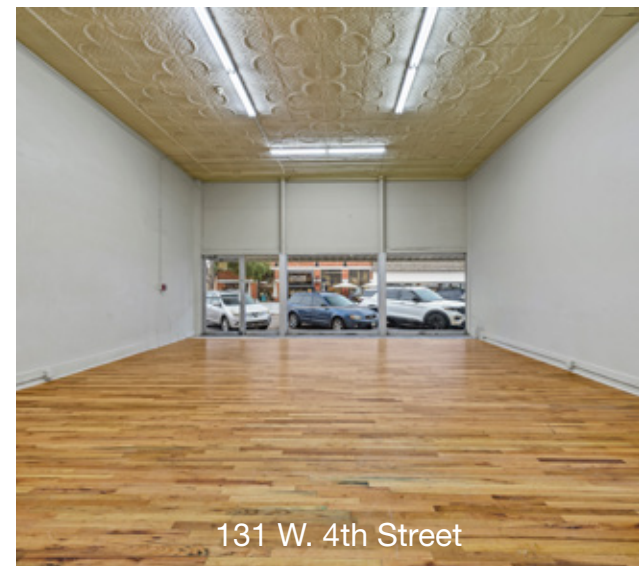
133 W. 4th Street



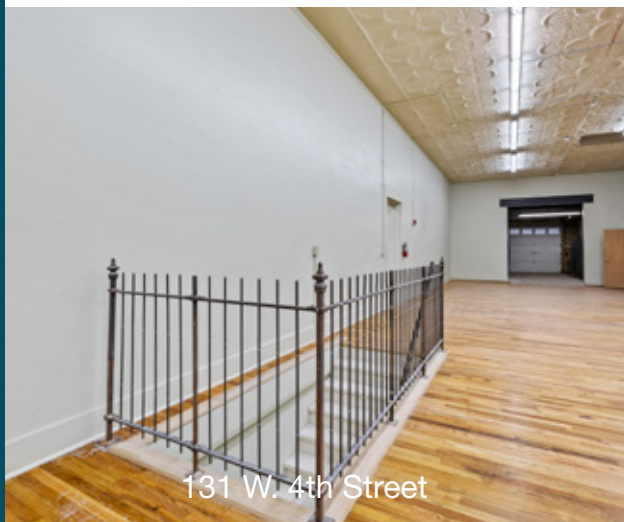
133 W. 4th Street



Joint Access 133-131



131 W. 4th Street



131 W. 4th Street



131 W. 4th Street



131 W. 4th Street

Street improvements to enhance walkability, connectivity, and visual esthetics have been approved and are in the final design phase.

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Street Dimensions

AMENITY AREA

POTENTIAL PERMANENT ITEMS:

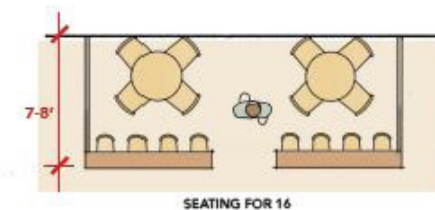
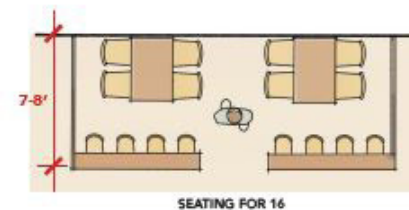
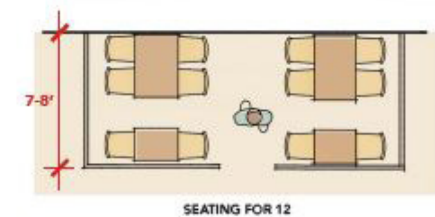
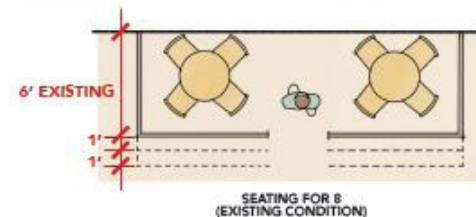
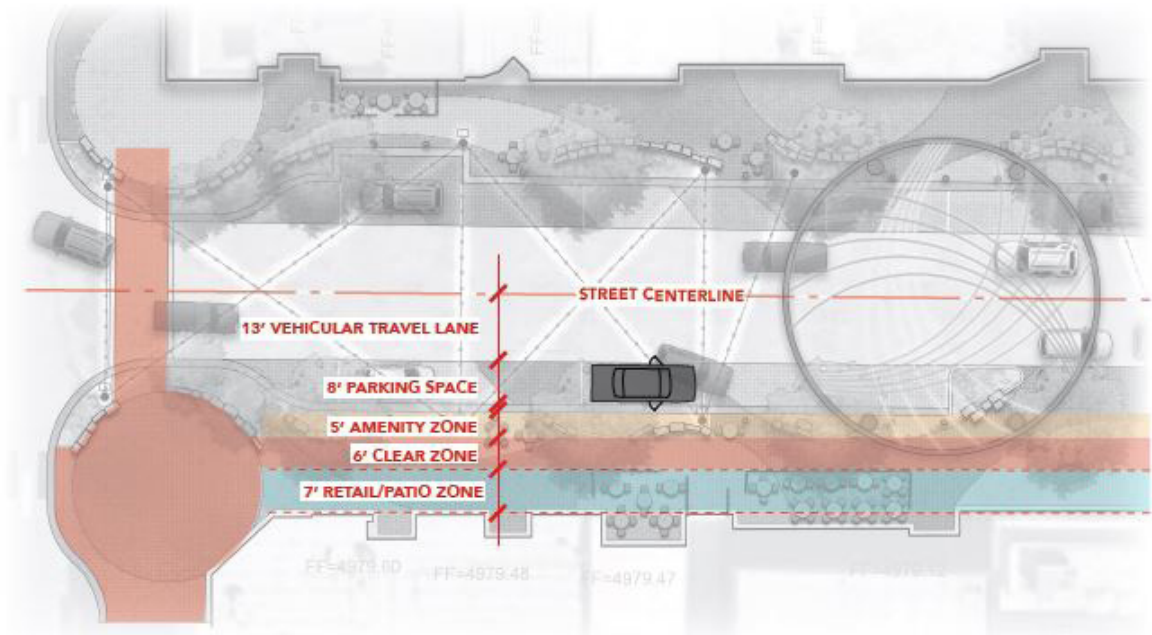
- BIKE RACKS
- MOVEABLE SEATING
- SIGNAGE
- LIGHTING - PEDESTRIAN AND TIVOLI POLES
- RAISED PLANTERS WITH STREET TREES

PEDESTRIAN CIRCULATION AREA:

- PEDESTRIAN WALKING AREA
- EXISTING STREET TREES WITH ADA COMPLIANT TREE GRATES

RETAIL/PATIO AREA:

- PATIO SPACE
- RETAIL FRONTAGE



CONCEPTUAL PATIO LAYOUTS



ditesco
Project & Construction Services

russe
mills

2023.08.23 - Open House #1

Heart Improvement Plan - 4th Street Improvements

1 Patina Flats - 155 unit premium designed apartments, ground level retail

2 Lincoln Place Apts - 300+ residential apartments. Walking distance to all downtown amenities

3 The Draper - Coming Soon
Approved parking garage, distinctive residences and mixed use

4 Metrolux Dine-In Theater - High-tech projection, 7 screens, reclining seats and restaurant/bar

5 The Foundry - Residential, parking building, commercial and retail spaces, and event courtyard

6 Towneplace Suites by Marriott - New luxury 4-story hotel with 102 rooms and premium amenities



Ring of 1 mile


\$59,619
Median Household
Income

\$39,738
Per Capita Income

\$70,841
Median Net Worth

BUSINESS



900
Total Businesses

7,077
Total Employees

KEY FACTS

9,259
Population

4,370
Households

41.4
Median Age

\$51,532
Median Disposable
Income

HOUSING



\$395,505
Median Home Value


\$1,222
Median Contract
Rent



\$38,942,613
Average Spent on
Mortgage & Basic

EMPLOYMENT

58.9%
White Collar


15.8%
Services

25.3%
Blue Collar

5.8%


Unemployment Rate

Tapestry Segments



Parks and Rec
1,539 households

35.2%
of Households



Set to Impress
1,001 households

22.9%
of Households



Bright Young Professionals

13.1%