

RESTAURANT SPACE FOR LEASE

272 E. 5th Street, Loveland, CO



PROPERTY DETAILS

Available Space: 2,399 RSF

Lease Rate: \$26.00/SF NNN
Expenses: \$7.13/SF

Co-Tenants:

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

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CLEVELAND STATION

LEASE RATE: \$26.00/RSF NNN (\$7.13/SF)

- Former brewery & pub available in Downtown Loveland, with roll-up door that opens to a fenced patio area
- Creative interior finishes with exposed beams and brick, polished concrete floors and new modern finishes
- Abundant parking on street and adjacent parking lots to east and west of building
- Some restaurant/plumbing infrastructure in place
- 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
- Located in the DDA boundary and eligible for the restaurant improvement grant
- 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

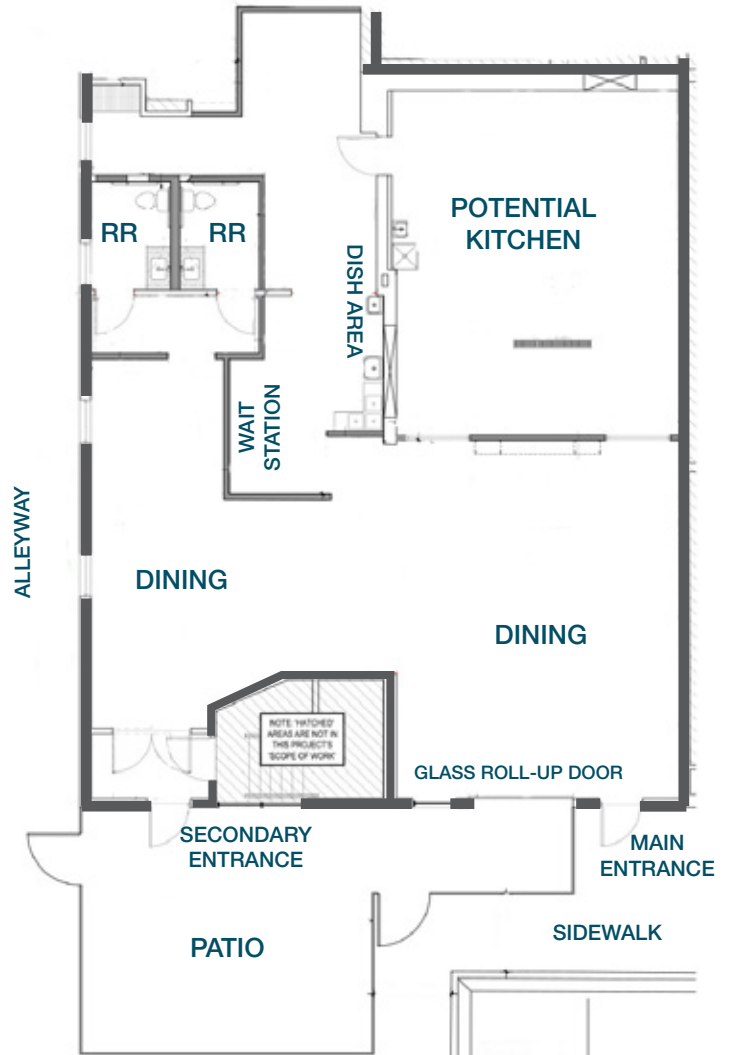


TRAFFIC COUNTS (Source: STDBOnline)

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

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

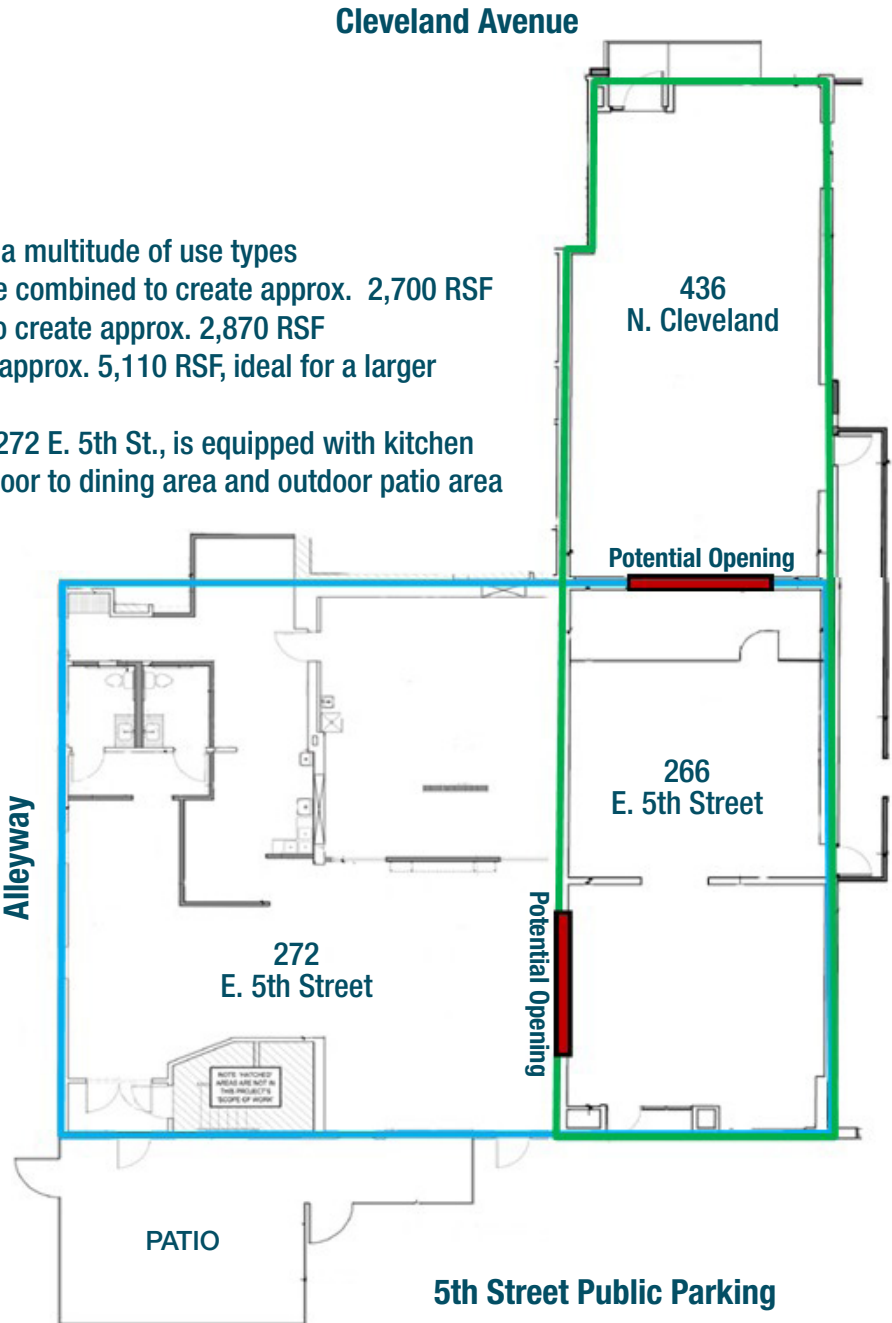
RESTAURANT SPACE FOR LEASE

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



Alleyway



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

RESTAURANT SPACE FOR LEASE

Cleveland Station

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



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