

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
- Minimal Market
- 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](#)
- 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



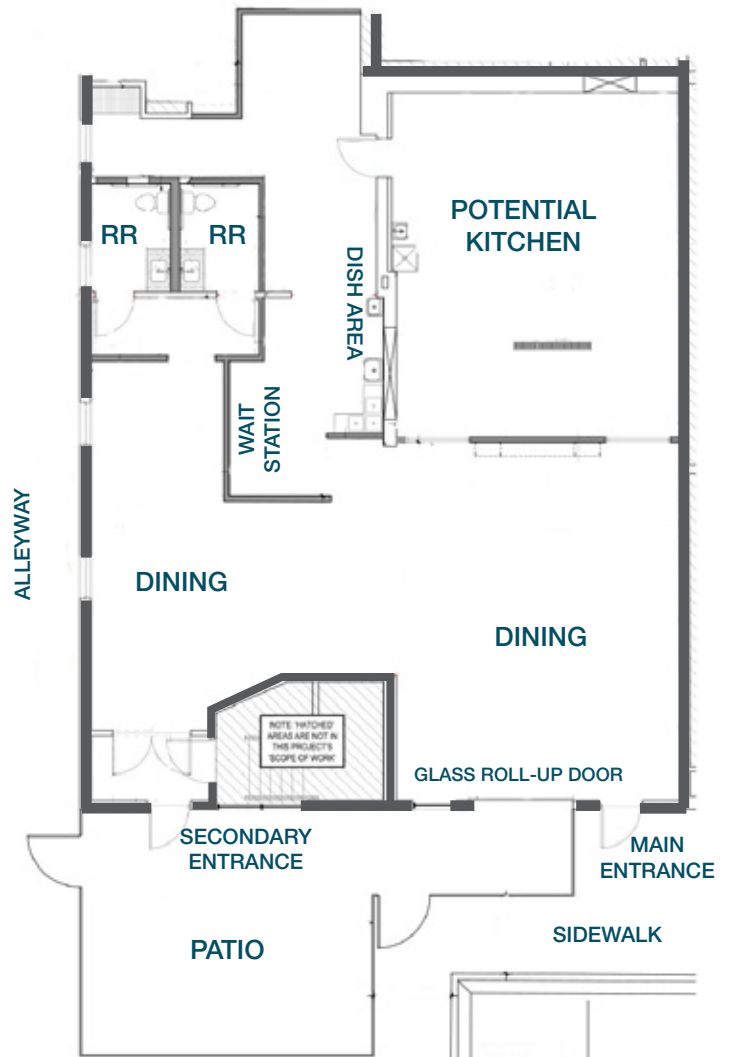
TRAFFIC COUNTS (Source: STDBOnline)

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

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

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

Cleveland Station

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

