

112 W 4th St, Loveland, CO

## RETAIL/OFFICE SPACE FOR LEASE



### LEASE RATE

**\$14.00/sf NNN**

Highly visible Downtown Loveland retail/office space. Adjacent to Aleworks and part of transforming Downtown Loveland landscape. Ownership is committed to bringing new life and vibrancy to the property. Located in the State Enterprise Zone & Downtown Loveland Urban Renewal Area. Features access to shared covered loading dock. Space allows for a variety of uses. NNN are \$6.62 per sf.



|                 |              |
|-----------------|--------------|
| SPACE AVAILABLE | 2,167 sf     |
| ADA RESTROOMS   | 1            |
| FLOORS          | Single Story |
| BUILT           | 1930         |

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## DEMOGRAPHICS



POPULATION

31,448  
2 MILES  
95,028  
5 MILES  
215,883  
10 MILES



HOUSEHOLD  
INCOME

\$65,616  
2 MILES  
\$77,996  
5 MILES  
\$91,799  
10 MILES



EDUCATIONAL  
ATTAINMENT

|                       |     |
|-----------------------|-----|
| HIGH SCHOOL GRADUATES | 97% |
| ASSOC. DEGREE         | 5%  |
| BACHELOR'S DEGREE     | 24% |
| ADVANCED DEGREE       | 14% |



# 112W 4<sup>th</sup> St, Loveland, CO

FLOOR PLAN (↑)

[3-D SPACE  
RENDERING LINK](#)



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ADDITIONAL PHOTOS



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## TRAFFIC COUNTS





