

# FOR LEASE

343 E. 4th Street  
Loveland, CO

## EXCEPTIONAL RETAIL SPACE IN DOWNTOWN LOVELAND

PROPERTY TYPE  
**RETAIL**

AVAILABLE  
**1,665 SF**

PRICE  
**\$16/SF NNN**  
**\$6.76/SF EST. NNN**



### FEATURES:

- Excellent location on 4th Street in Downtown Loveland just two buildings east of the proposed Draper Heartland mixed use project
- Many possible uses including general retail, art museum, yoga/fitness, salon, etc
- Flexible open retail space with back storeroom and two common bathrooms
- Tin ceiling, exposed brick and wood floors provide a quality and aesthetic backdrop for merchandise
- Plenty of parking in front of store plus a nearby parking lot
- Well positioned to capitalize on the growing foot traffic in Downtown Loveland
- Close proximity to restaurants, bars, museums, theaters, and more

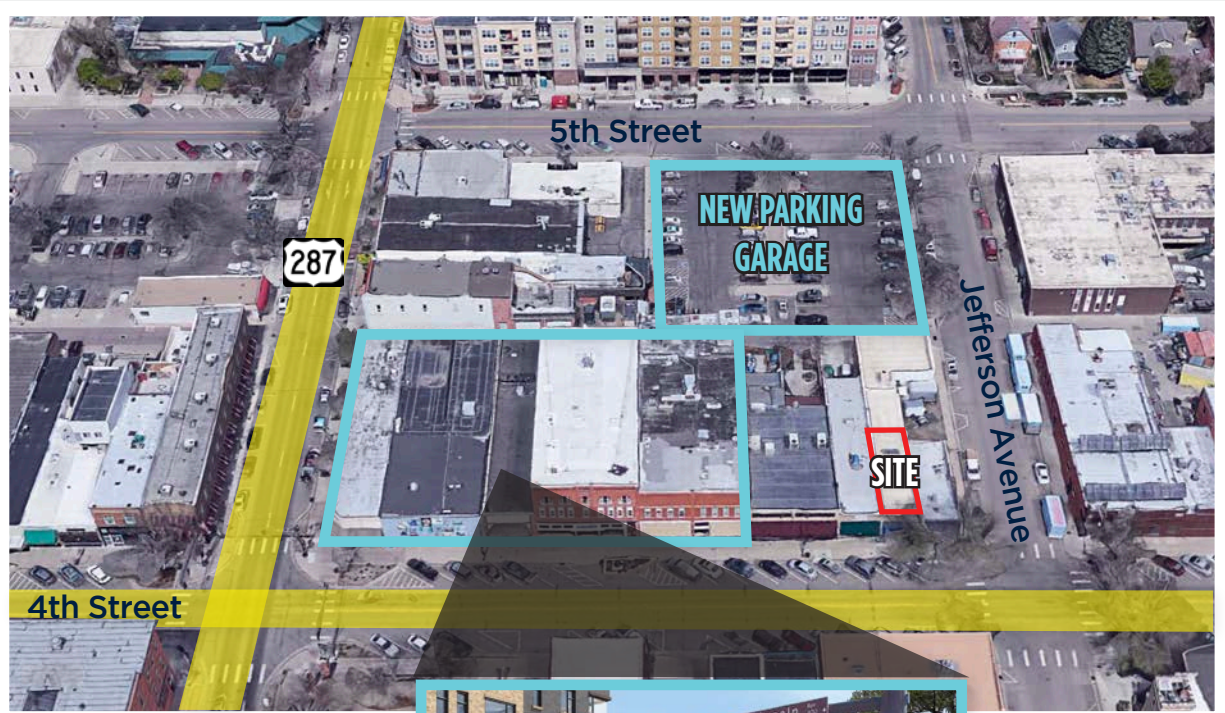
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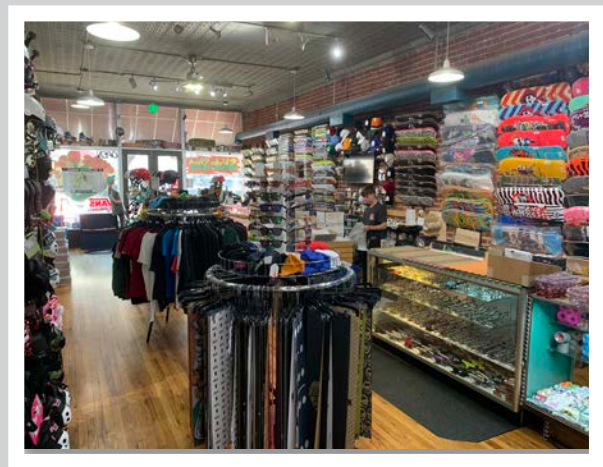
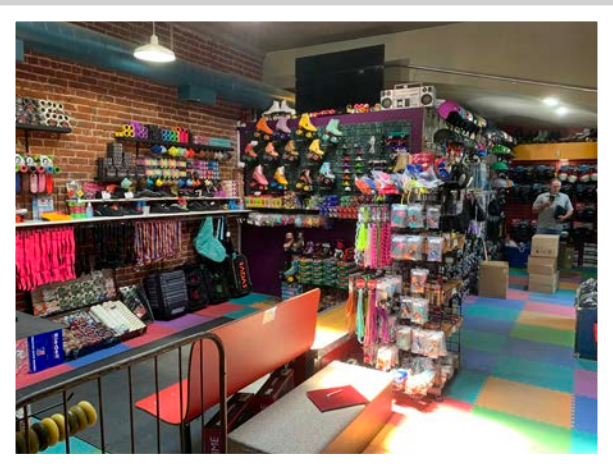
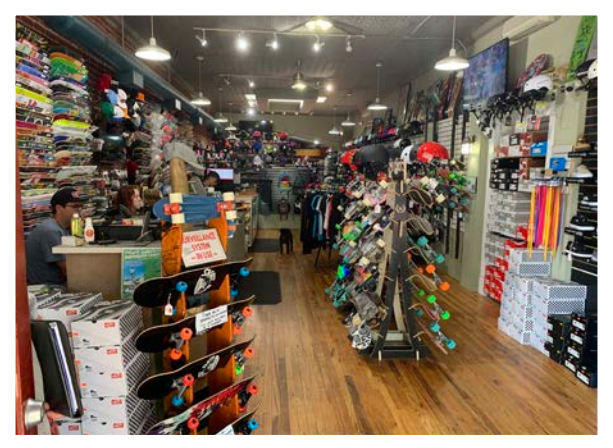
## LOCATION DETAILS

This space is ideally located on the main retail strip in downtown Loveland. Located just two buildings east of the proposed Draper Heartland project which will convert the corner of 4th and Lincoln Avenue into a new five story mixed-use building with commercial and residential units on the ground level and residential units on the upper levels. All told, there will be 96 residential units, 14,000 SF of commercial space and a 277 space parking garage which will drive new foot traffic and interest to this part of downtown. This space will also be able to capitalize on the growing interest in Downtown Loveland driven by new developments such as a new movie theatre, a new hotel, summer concerts nearby and several new restaurants.



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## DEMOGRAPHICS:

	1 Mile	3 Miles
Population	10,771	61,039
# Households	4,936	25,133
Avg. Age	38.90	39.30
Median Household Income	\$63,787	\$70,426
Daytime Employees	7,832	25,610
Population Growth 2022-2027	10.08%	9.27%
Household Growth 2022-2027	10.33%	9.56%

Source: Costar

## TRAFFIC:

Collection Street	Cross Street	VPD	Last Measured	Distance
E. 4th Street	Washington Ave. E	3,410	2022	.05 miles
N. Lincoln Ave.	E. 4th Street S	10,700	2022	.06 miles
Washington Ave.	E. 4th Street S	2,709	2022	.08 miles
N. Lincoln Ave.	E. 5th Street S	10,515	2022	.09 miles
N. Lincoln Ave.	E. 5th Street S	10,809	2021	.10 miles
N. Lincoln Ave.	E. 3rd Street S	11,575	2022	.10 miles
N. Lincoln Ave.	E. 3rd Street S	12,495	2021	.10 miles
287C	E. 3rd Street S	12,000	2019	.10 miles
4th Street	N. Lincoln Ave. E	3,500	2019	.10 miles
E. 4th Street	N. Lincoln Ave. E	3,734	2022	.10 miles

Source: TrafficMetrix

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## ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies.” Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expand and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

## ACCOLADES

**2020 Governor’s Award for Downtown Excellence**

**Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015**

**Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016**

**Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016**

**Best Places to Live in the West (Loveland) - Sunset Magazine, 2014**

**Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets” - Realtor.com, 2017**

### Fort Collins

712 Whalers Way, Bldg. B, Suite  
300 Fort Collins, CO 80525  
970-229-9900

### Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970-593-9900

### Greeley

1711 61st Ave, Suite 104  
Greeley, CO 80634  
970-346-9900

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