

112 W 4th St, Loveland, CO

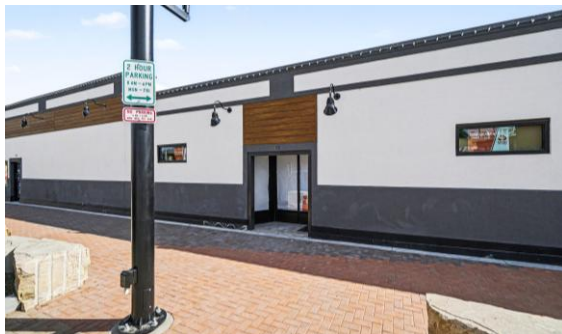
RETAIL/OFFICE SPACE FOR LEASE



LEASE RATE

\$16.50/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




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

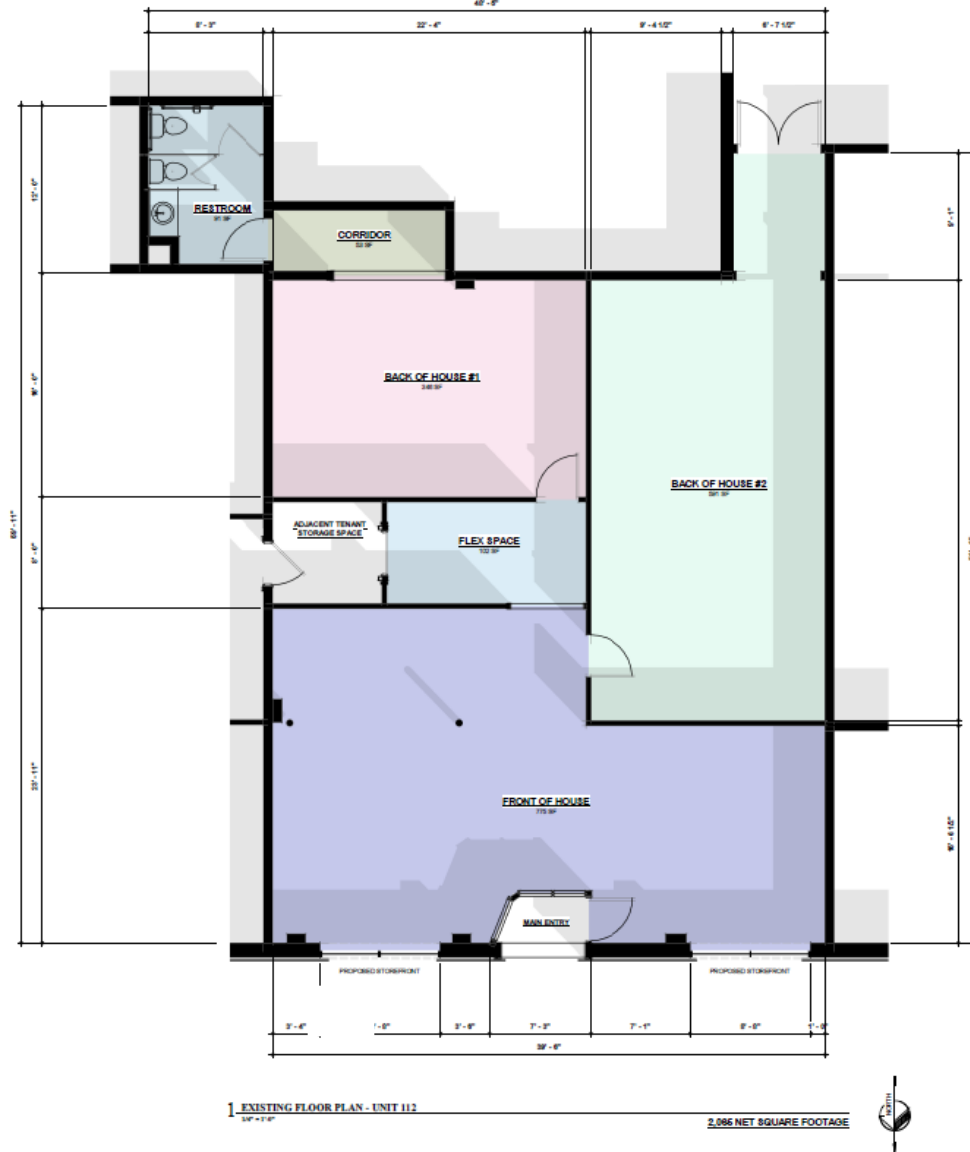

EDUCATIONAL ATTAINMENT

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

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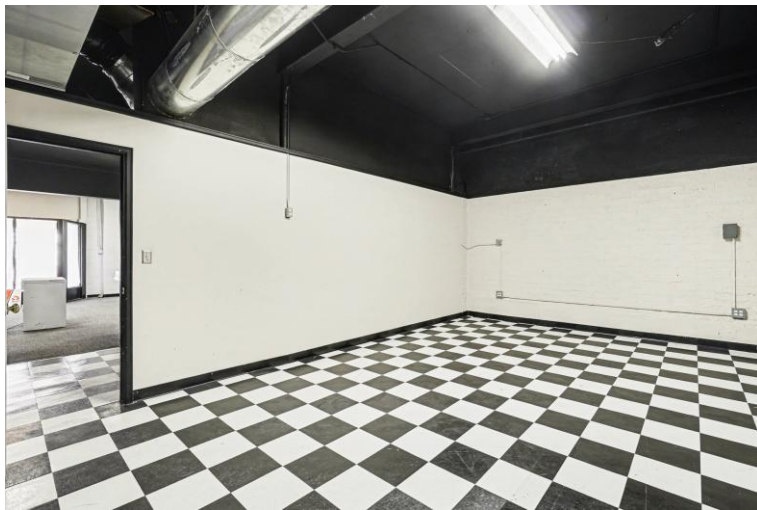
FLOOR PLAN (↑)

[3-D SPACE RENDERING LINK](#)



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ADDITIONAL PHOTOS



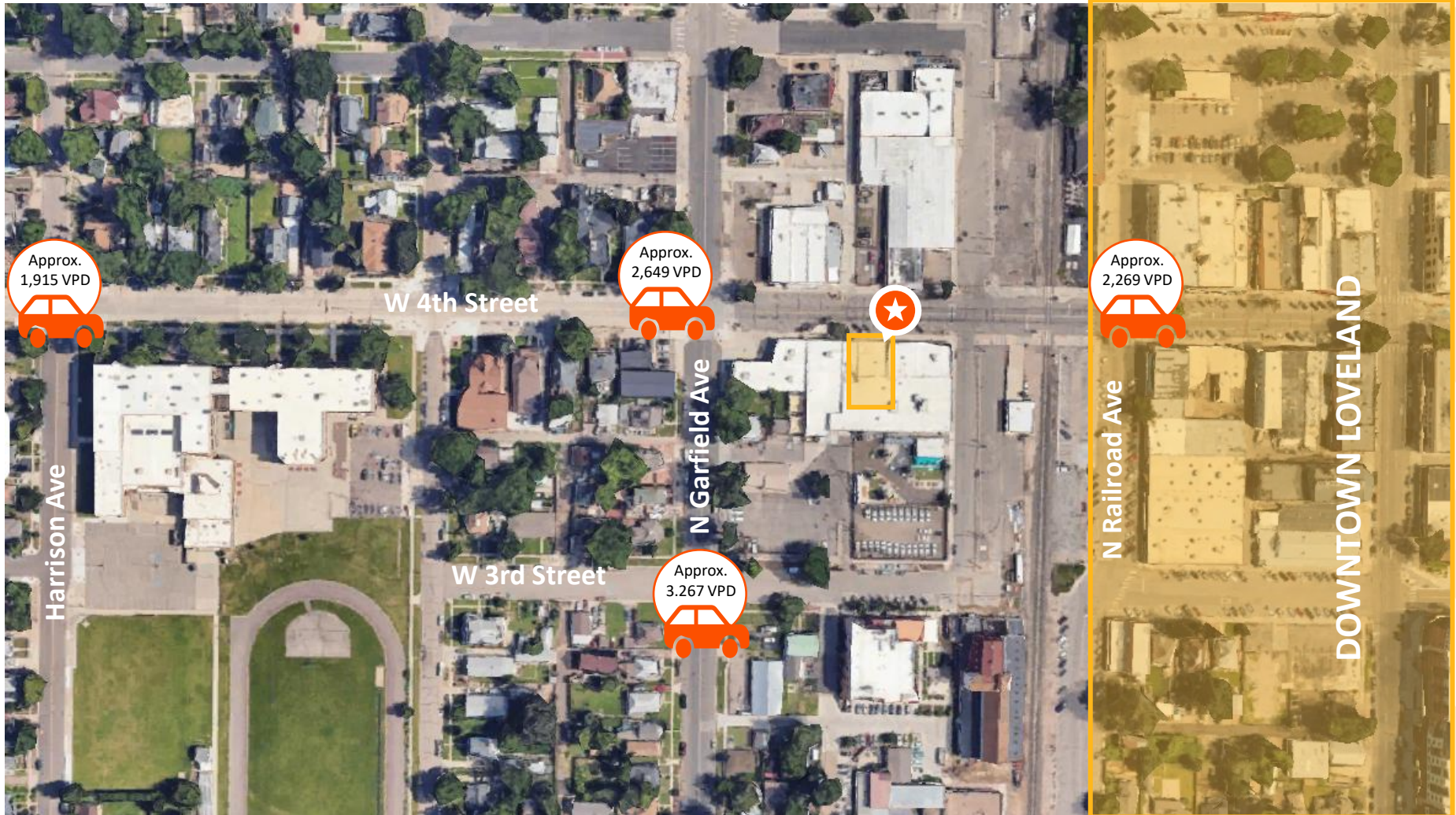
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ADDITIONAL PHOTOS



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TRAFFIC COUNTS



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