



**ONE SPACE REMAINING**

**PROPERTY DETAILS**

**Available Space:**

Unit 3: 1,240 RSF

**Lease Rate:**

\$18/RSF NNN

**NNN Expenses:**

\$7.00/RSF est. for 2024

**Delivery condition:** Core and shell with new façade

**Zoning:** DT, Qoz, Enterprise Zone

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**5TH & LINCOLN RETAIL SPACE**

**LEASE RATE: \$18/RSF NNN (EST.\$7.00/SF [2024])**

- Excellent retail space in exciting Downtown Redevelopment Project
- High visibility with direct access from Lincoln Ave and 5th Street
- New brick façade with lots of storefront glass and 1 OH door now complete
- Unit delivered in shell condition ready for tenant improvements
- Proximity to many restaurants, brew pubs, new theatre, hotel, banks and more
- Tenant Improvement Allowance negotiable
- Ideal uses include retail, restaurant, cafe', bakery, deli, coffee shop, brew pub and many more
- Located in enterprise zone allowing potential tax benefit:  
[oedit.colorado.gov/enterprise-zone-program](http://oedit.colorado.gov/enterprise-zone-program)



**DEMOGRAPHICS** (Source: STDB Online 2023, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	9,812	56,824	96,427
Avg. HH Income	\$87,343	\$96,084	\$110,540
Households	4,716	24,518	41,000
Businesses	915	2,785	3,865
Employees	7,698	26,956	42,346



**TRAFFIC COUNTS** (Source: STDBOnline)

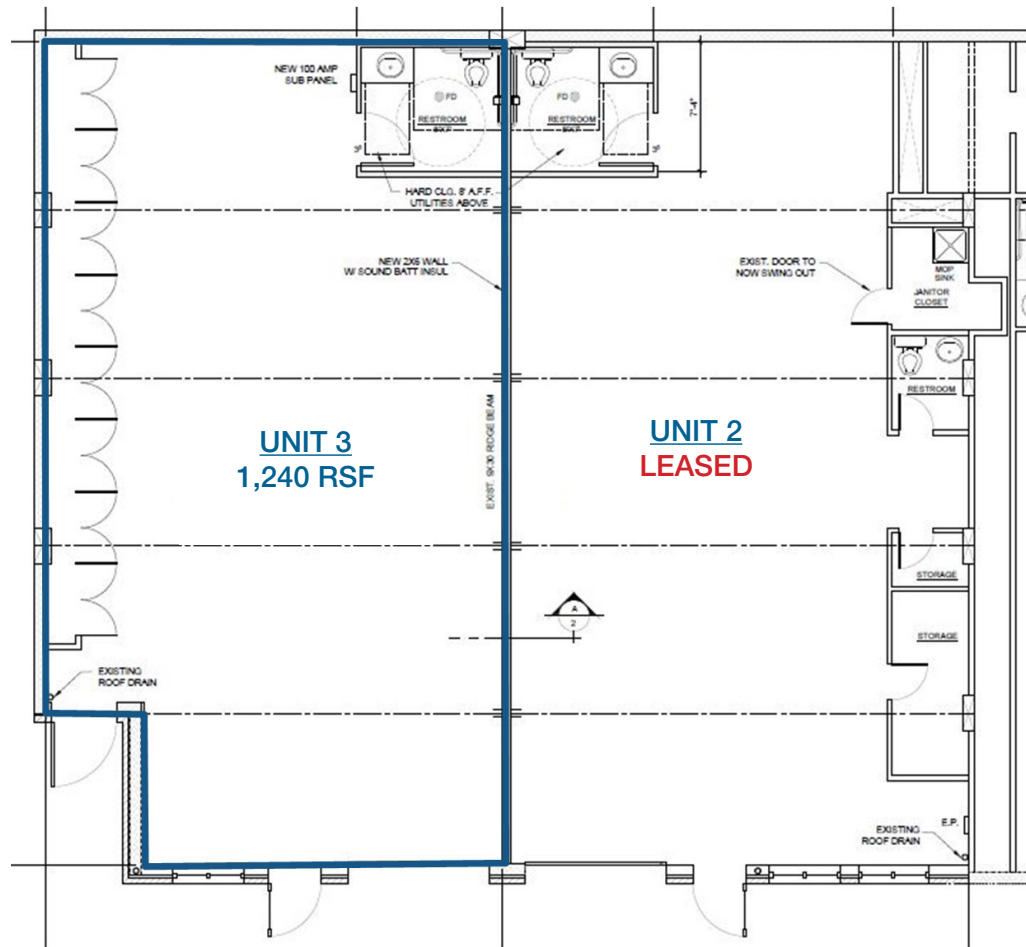
5th Street at Lincoln Ave.	11,000 VPD
5th St. btwn Lincoln & Cleveland	1,450 VPD

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. 12/28/2023

# DOWNTOWN LOVELAND RETAIL

## RETAIL SPACE FOR LEASE

### Conceptual Split Plan



E. 5th STREET

### Location Amenities

- Direct access on 5th Street
- High visibility store frontage
- Public parking available less than one block away
- Traffic 11,000+ VPD
- Restroom locations TBD based on Tenant specific floor plan



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# DOWNTOWN LOVELAND RETAIL

## RETAIL SPACE FOR LEASE



### Downtown Parking Map

- Public Long-term parking
- Public Short-term parking
- Public after 5 pm parking



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# DOWNTOWN LOVELAND RETAIL

## RETAIL SPACE FOR LEASE

### Downtown Revitalization



**Patina Flats** - 155 unit premium designed apartments, ground level retail



**Lincoln Place Apts** - 300+ residential apartments. Walking distance to all downtown amenities



**The Draper** - Distinctive residences, activated retail and offices creating a dynamic, uniquely curated block



**Metrolux Dine-In Theater** - High-tech projection, 7 screens, reclining seats and restaurant/bar



**The Foundry** - Residential, parking building, commercial and retail spaces, and event courtyard



**Towneplace Suites by Marriott** - New luxury 4-story hotel with 102 rooms and premium amenities

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