

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
- Vector Development

Rico Devlin

Sr. Partner / Sr. Broker

970.413.1182

rico@lcrealestategroup.com

Nathan Klein

Sr. Partner/Commercial Brokerage Mgr

970.222.2473

nathan@lcrealestategroup.com

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](#)
- Potential to expand or combine spaces for additional square footage - contact Broker for details
- Located in the DDA boundary and eligible for the restaurant improvement grant



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



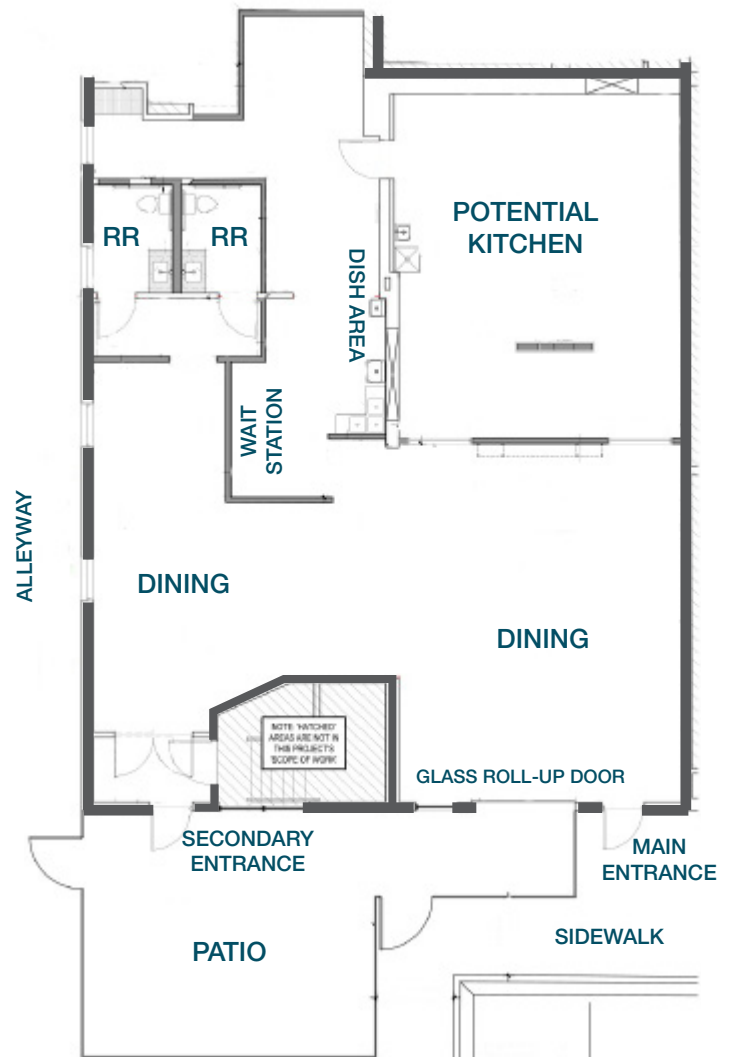
TRAFFIC COUNTS (Source: STDBOnline)

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. 5/13/2026

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

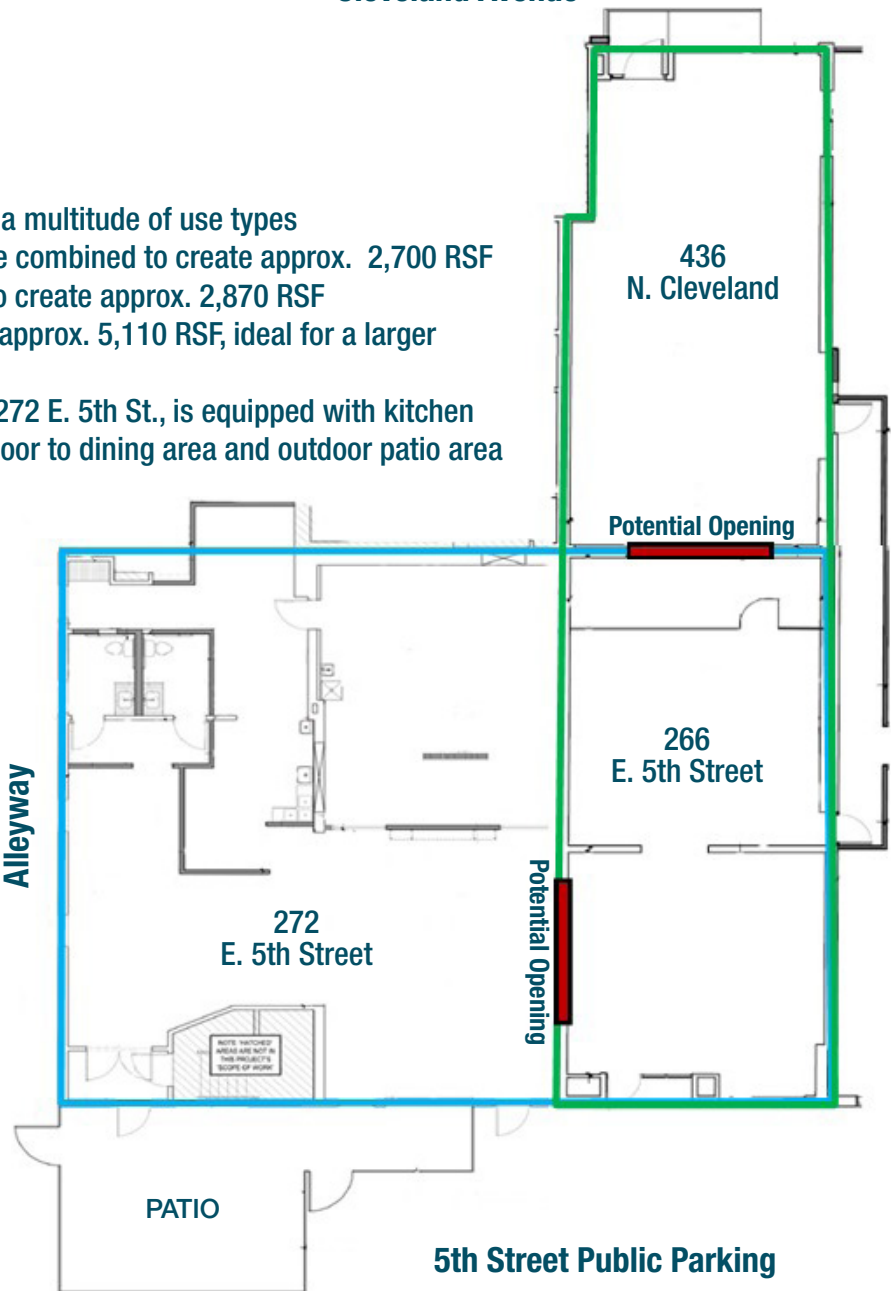
RESTAURANT SPACE FOR LEASE

SUITE COMBINATIONS AVAILABLE

- Suites can be combined to accommodate a multitude of use types
- 436 N. Cleveland and 266 E. 5th St. can be combined to create approx. 2,700 RSF
- 266 and 272 E. 5th St. can be combined to create approx. 2,870 RSF
- All three units can be combined to create approx. 5,110 RSF, ideal for a larger restaurant user
- Each unit is equipped with plumbing and 272 E. 5th St., is equipped with kitchen infrastructure, private restrooms, roll-up door to dining area and outdoor patio area



Alleyway



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RESTAURANT SPACE FOR LEASE

Cleveland Station

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



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