

RETAIL/FLEX BUILDING FOR SALE

137 S. Lincoln Avenue, Loveland, CO



PROPERTY DETAILS

Property: 2,640 SF Building
0.19 Acre

Year Built: 1949

Ideal Uses:

- Boutique Retail
 - Service oriented Retail
 - Brewery / Brew supply
 - Small Automotive repair
 - Non-Profit
 - Hair / Nail Salon
 - Medical / Chiropractic
 - Tattoo
 - Home Garden
- and many more

Rico Devlin

Senior Partner | Senior Broker
970.413.1182
rico@lcrealestategroup.com

Nathan Klein

Senior Partner | Comm. Brokerage Mngr.
970.222.2473
nathan@lcrealestategroup.com

DOWNTOWN LOVELAND SALE PRICE: \$500,000

- Rare small standalone retail or flex building in downtown Loveland
- Retail showroom with flex work space including 10' overhead door and fenced/secure rear vehicle parking or material storage area with recycled asphalt base
- Direct visibility from Lincoln Ave. (Highway 287) just south of 1st Street and the Foundry retail, hotel and movie theater development
- Open floor plan built out with service offices that can be easily removed for more open retail or work space
- Convenient downtown Loveland location within walking distance or numerous restaurants and retail amenities
- Ideal for boutique retail, service office or retail, small automotive, flex/production or any other service uses
- To be sold in its as-is, where is condition



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	8,709	53,168	97,080
Avg. HH Income	\$81,457	\$96,240	\$110,435
Households	4,249	23,389	41,693
Businesses	911	2,913	4,126
Employees	7,375	28,484	44,383



TRAFFIC COUNTS (Source: STDB Online)

S. Lincoln Ave. @ 2nd St.	10,992 VPD
E. 1st St. btwn Cleveland & Lincoln Ave.	10,000 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. 6/1/2026

RETAIL/FLEX BUILDING FOR SALE

137 S. Lincoln Avenue, Loveland, CO



Retail / Showroom Area



Rear Flex Area with 10' OH Door



Retail / Showroom Area
(windows covered for security while vacant)



Rear Storage / Flex Area



Secure Parking Area



Secure Parking Area



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. 6/1/2026