

RETAIL/RESTAURANT SPACE FOR LEASE

436 N. Cleveland Ave.
266 & 272 E. 5th Street
Loveland, CO



PROPERTY DETAILS

Available Space: 1,240 - 5,108 RSF
436 N. Cleveland - 1,240 RSF
266 E. 5th Street - 1,469 RSF
272 E. 5th Street - 2,399 RSF
SUITES CAN BE COMBINED AS NEEDED

Lease Rate: \$22.00 - \$26.00/SF NNN
Expenses: \$7.13 - \$7.30/SF

Co-Tenants:

- Tom Davis Saloon
- Soul Shine
- Sage Beginnings
- Vector Development

Rico Devlin

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CLEVELAND STATION RETAIL

LEASE RATE: \$22 - \$26.00/RSF NNN

- Stylish retail spaces in exciting and high traffic Downtown Loveland location
- High visibility with direct access from Cleveland Avenue/US Highway 287
- Creative interior finishes and open floorplan with potential for a variety of retail services including boutique, salon/spa, quick-serve cafe or coffee/tea shop, and more
- Abundant parking on street and adjacent parking lots to east and west of building
- Wired for fiber optic internet service throughout building
- 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



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

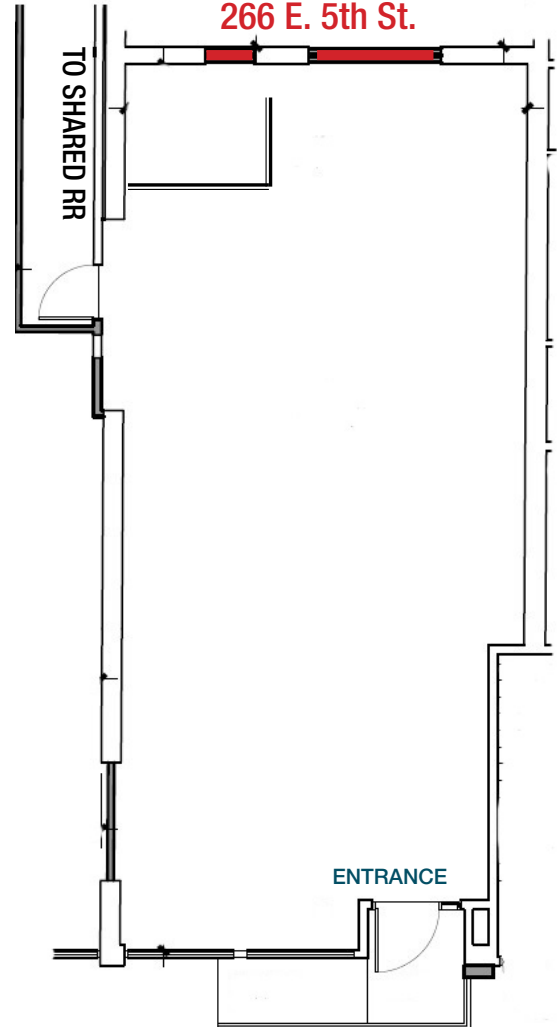
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/16/2026

RETAIL / RESTAURANT SPACE FOR LEASE

436 N. Cleveland Ave., Loveland, CO



Can be opened up to include
266 E. 5th St.

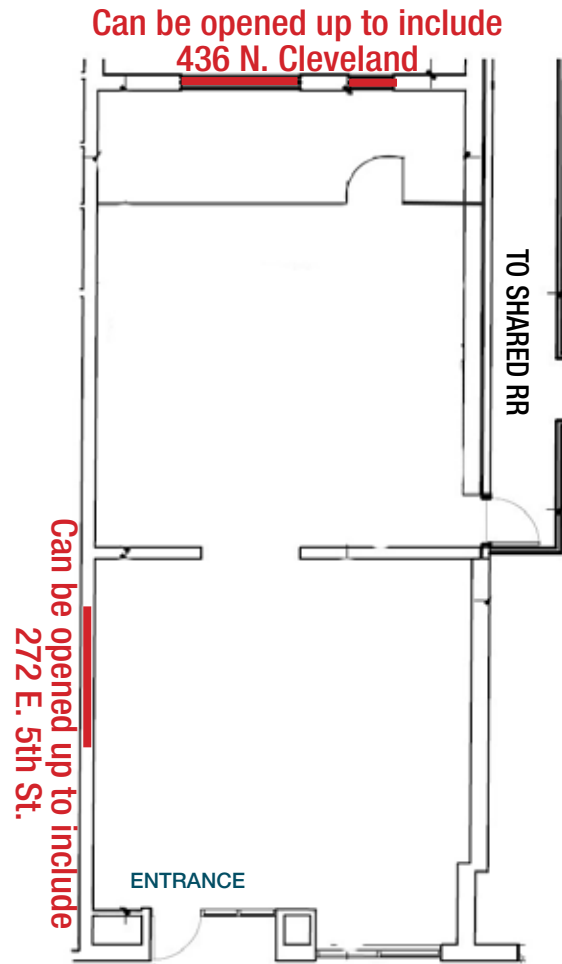


436 N. Cleveland Avenue - 1,240 RSF
\$24.00/SF NNN (\$7.30/SF)

- Bright storefront windows with direct street access & visibility from Cleveland Avenue
- Unique and attractive finishes
- Historic brick walls from original structure
- Beautiful LVP flooring throughout

RETAIL / RESTAURANT SPACE FOR LEASE

266 E. 5th Street, Loveland, CO



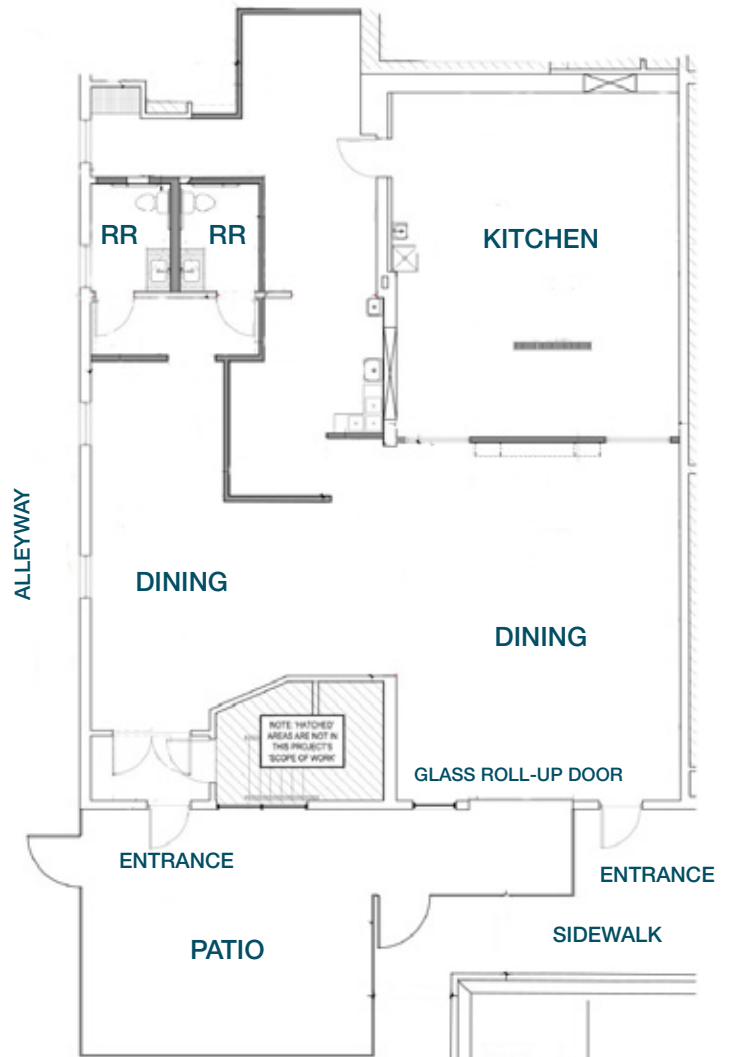
266 E. 5th Street - 1,469 RSF
\$24.00/SF NNN (\$7.30/SF)

- Bright storefront windows with direct street access & visibility from E. 5th Street public parking
- Clean and attractive finishes
- Wash sink in rear storage area
- Ability to increase total SF by combining with adjoining space at 436 N. Cleveland
- Beautiful LVP flooring throughout

PLEASE DO NOT DISTURB TENANT

RETAIL / RESTAURANT SPACE FOR LEASE

272 E. 5th Street, Loveland, CO



272 E. 5th Street - 2,399 RSF
\$26.00/SF NNN (\$7.13/SF)

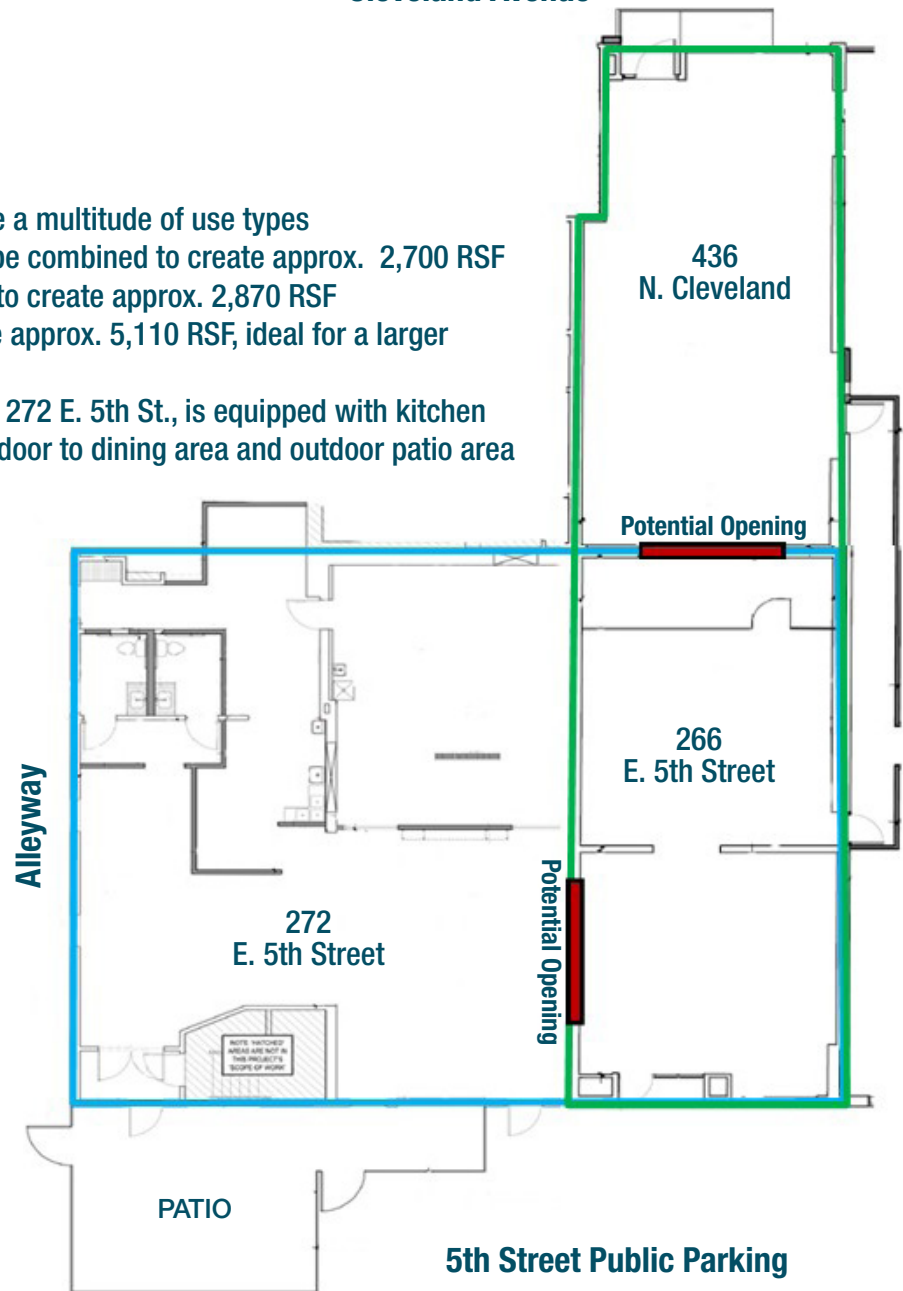
- Former brewery space with some restaurant infrastructure in place
- Glass roll-up door as store front
- High ceilings w/stamped metal finish
- Exposed brick mixed with modern finishes for rustic/chic look
- Outdoor patio area available

RETAIL / RESTAURANT SPACE FOR LEASE

Cleveland Avenue

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



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