

FOR LEASE

103 E. 4th Street
Loveland, CO

RESTAURANT/RETAIL/OFFICE IN AN AMAZING LOCATION

PROPERTY TYPE
**RESTAURANT/
RETAIL/OFFICE**

AVAILABLE
786-7,736 RSF

PRICE
\$6-20/RSF
NNN EST. \$5.25/RSF



FEATURES:

- Located on one of the best corners in Downtown
- Custom floorplans and finishes negotiable
- Great Mountain views
- Excellent foot traffic
- Abundant public parking nearby
- Next to breweries, restaurants, bars, coffee shops, theaters and other retail
- Be part of the explosive growth in Downtown Loveland
- Located within Opportunity Zone with possible tax benefits

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SPACE OPTIONS FOR LEASE

SPACE OPTIONS	SQUARE FOOTAGE	LEASE RATE
Restaurant Space A	2,933 RSF	\$18/RSF NNN
Restaurant/Retail Space B	2,598 RSF	\$14/RSF NNN
4th Street Retail Space	786-1,420 RSF	\$20/RSF NNN
Office Space	2,700-3,000 RSF	\$16/RSF NNN
Lower Level Space	6,120 RSF	\$6/RSF NNN
Roof Top Bar	Negotiable	Negotiable
Event Center	4,432 RSF	Negotiable

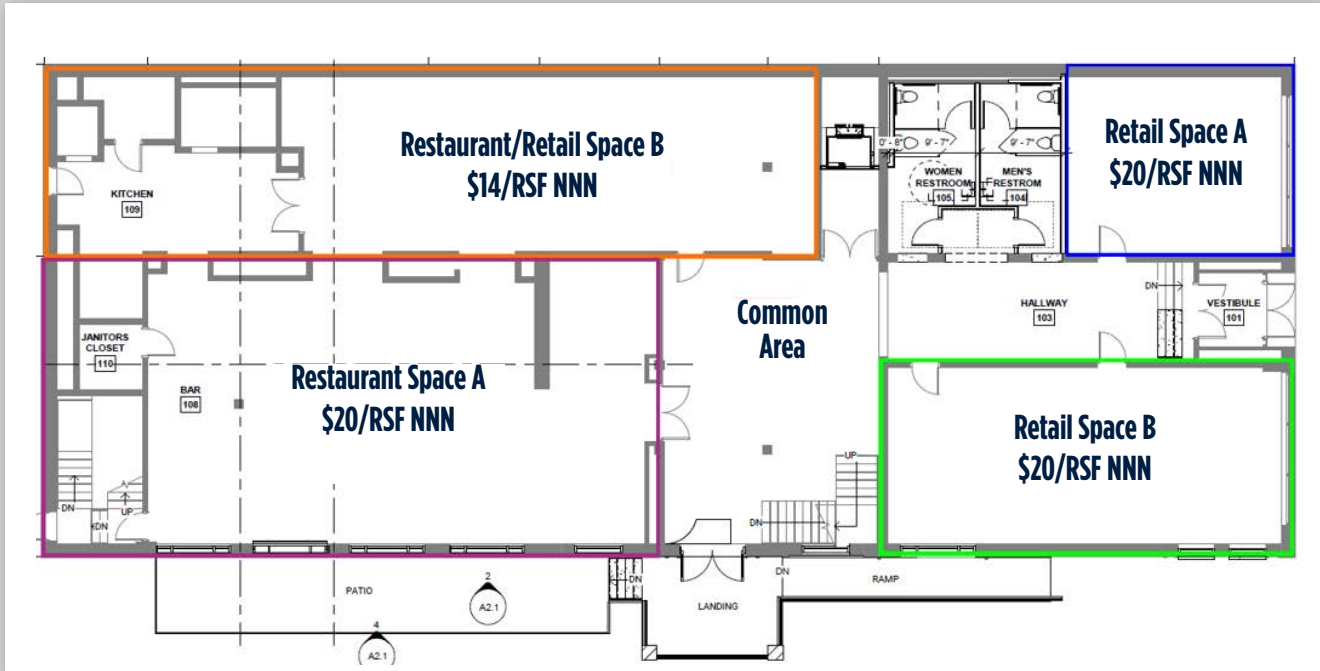
Restaurant Space with Outdoor Seating



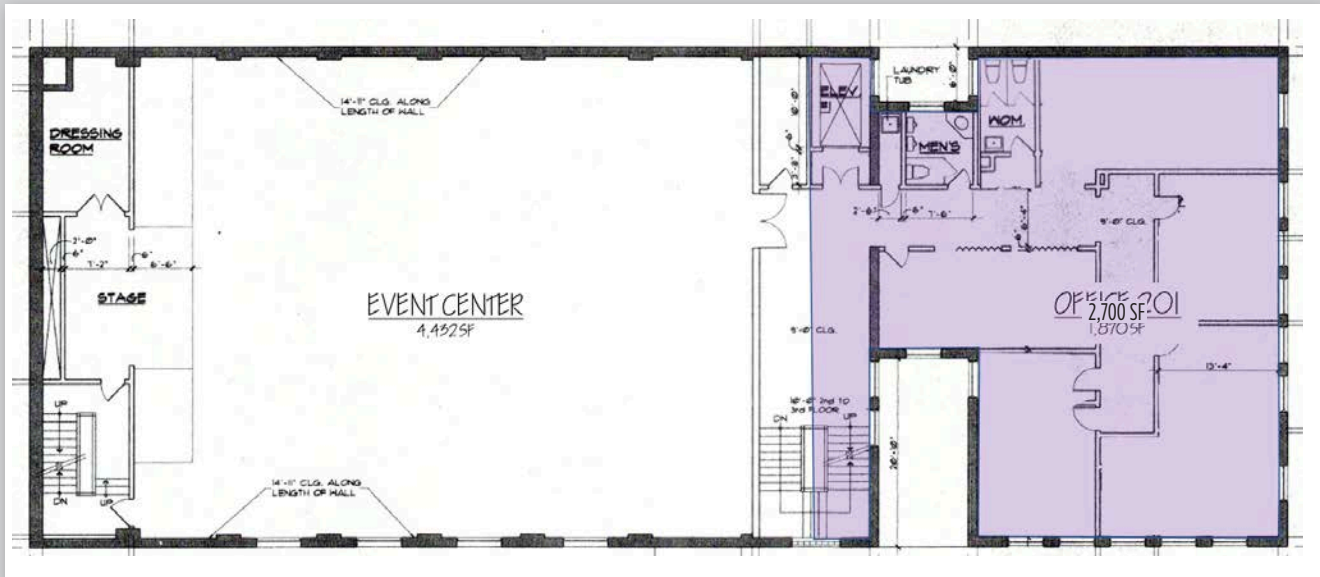
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FIRST FLOOR



SECOND FLOOR



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SECOND FLOOR EVENT CENTER RENDERING



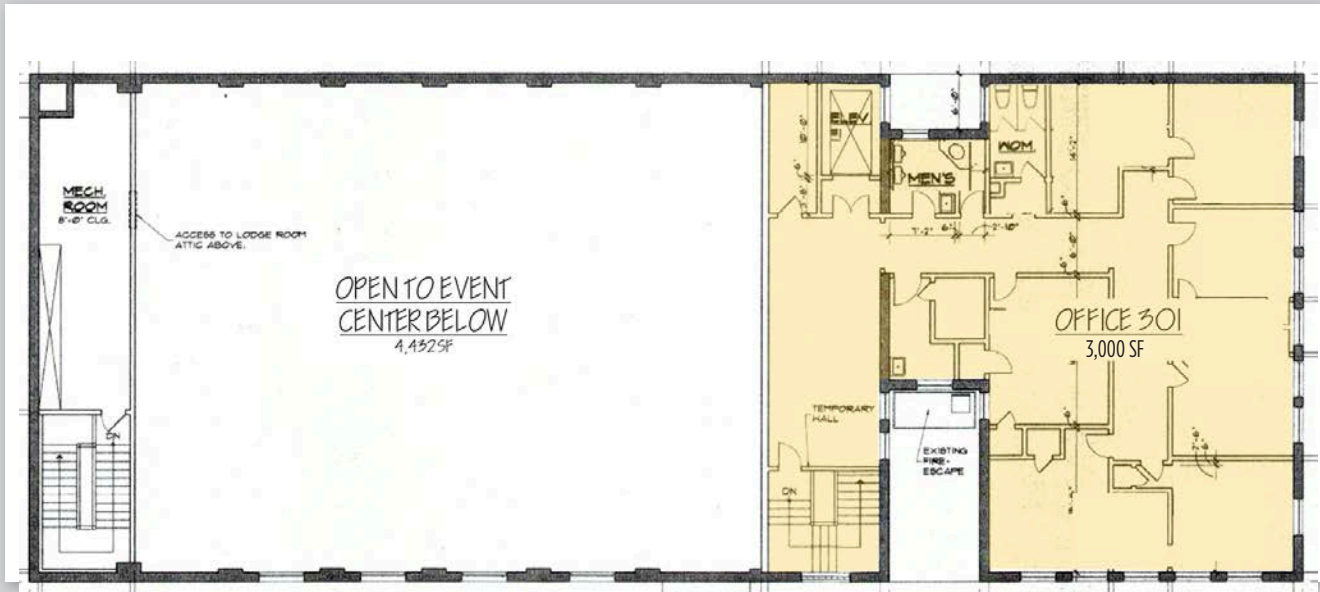
SECOND FLOOR ROOF TOP RENDERING



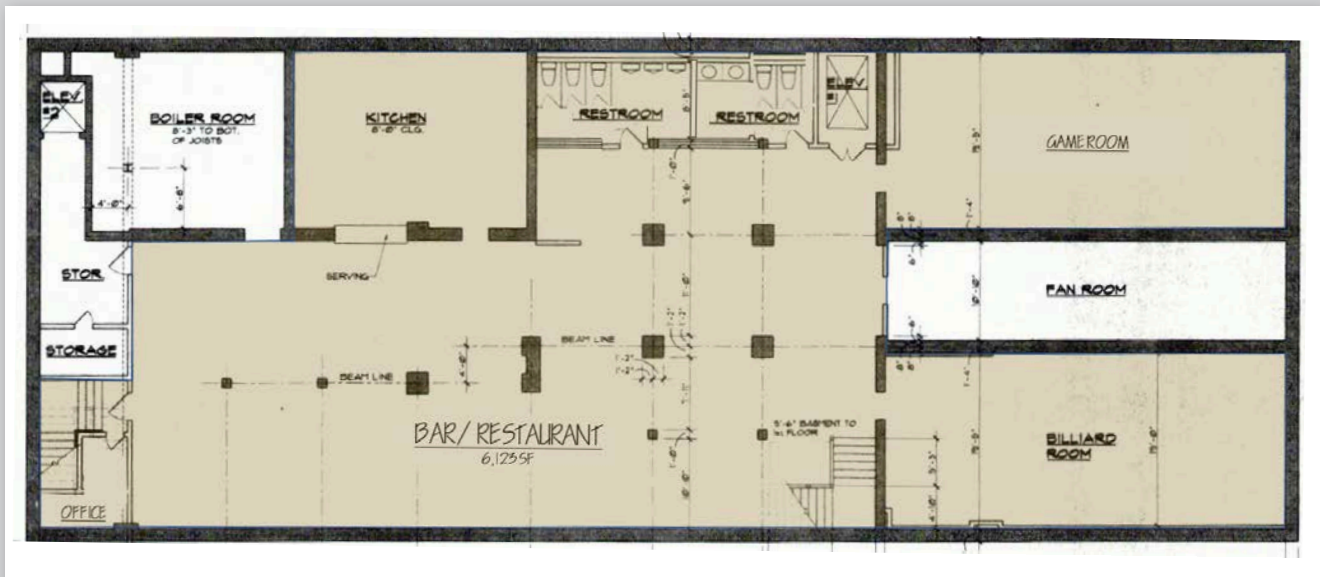
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THIRD FLOOR



BASEMENT



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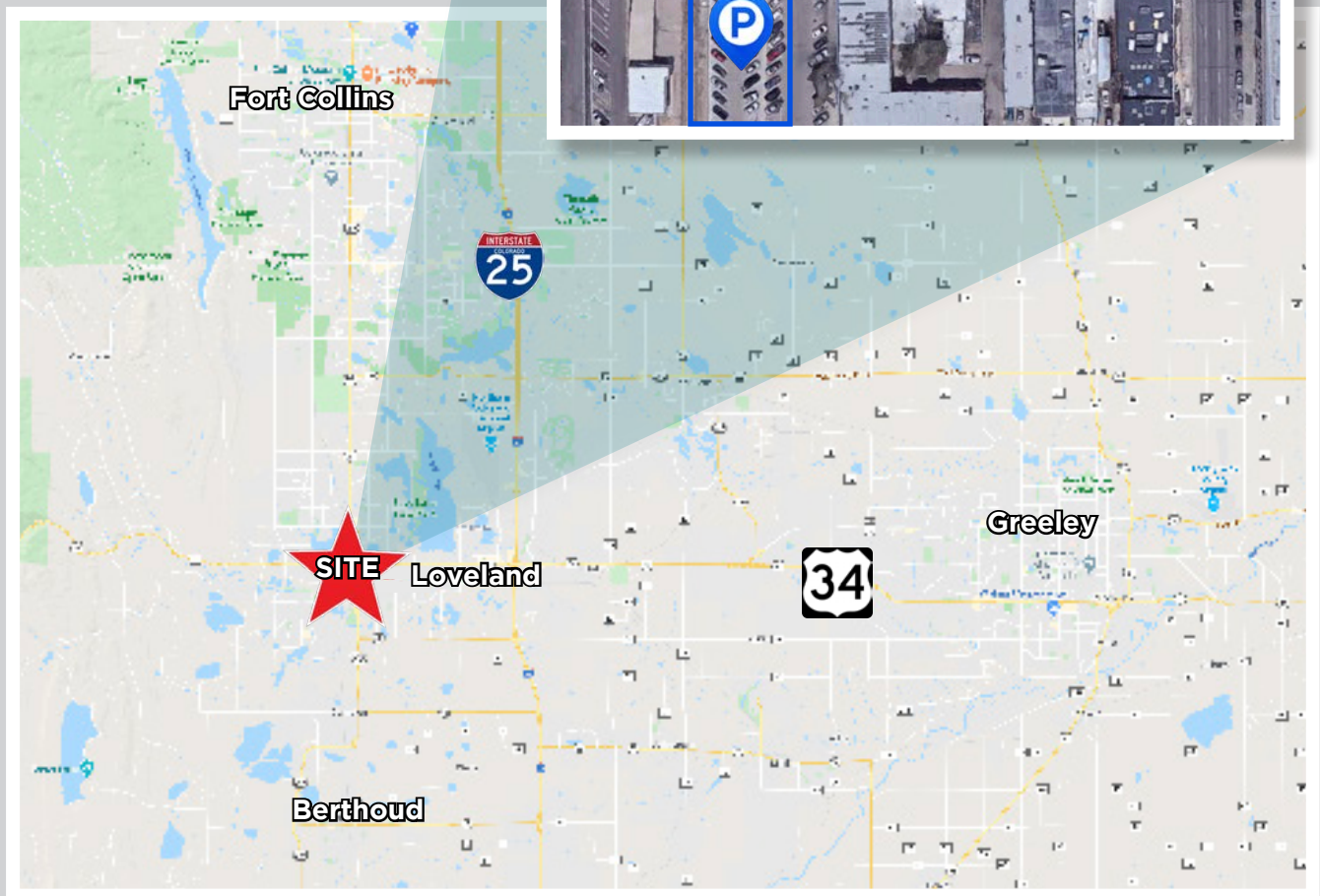
Downtown Loveland is experiencing explosive growth with new retail, restaurants, apartments, a movie theater, a hotel, and breweries opening in the last 3 years. Something is always happening in downtown including various downtown events such as Night on the Town, Corn roast festival, Summer concerts, Festival of Lights, Beer Week, outdoor fitness classes, etc. Ever increasing foot traffic and affordable rents make this location ideal for many uses.



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ABUNDANT PARKING



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ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the “Gateway to the Rockies”.

Within the city you’ll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.



Loveland is dedicated to helping businesses start, expand and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour’s drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

ACCOLADES

Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015

Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016

Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016

Best Places to Live in the West (Loveland) - Sunset Magazine, 2014

Fort Collins-Loveland Ranked #1 for “Top 10 Stable, Growing Markets” - Realtor.com, 2017

DEMOGRAPHICS:

	1 Mile	3 Miles
Population	9,393	61,346
# Households	4,342	24,990
Avg. Age	40.20	40.20
Median Household Income	\$53,225	\$65,832
Daytime Employees	6,232	24,871
Population Growth 2020-2025	6.4%	6.3%
Household Growth 2020-2025	6.4%	6.3%

Source: Costar

VISITOR GUIDE LINK

<https://online.publicationprinters.com/html5/reader/production/default.aspx?num=1&edid=568b477a-8502-45ae-a6dc-17e517e19210&isshared=true>

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