

Redefining
**Downtown
Loveland**

AVAILABLE FOR LEASE

2ND GEN RESTAURANT SPACE

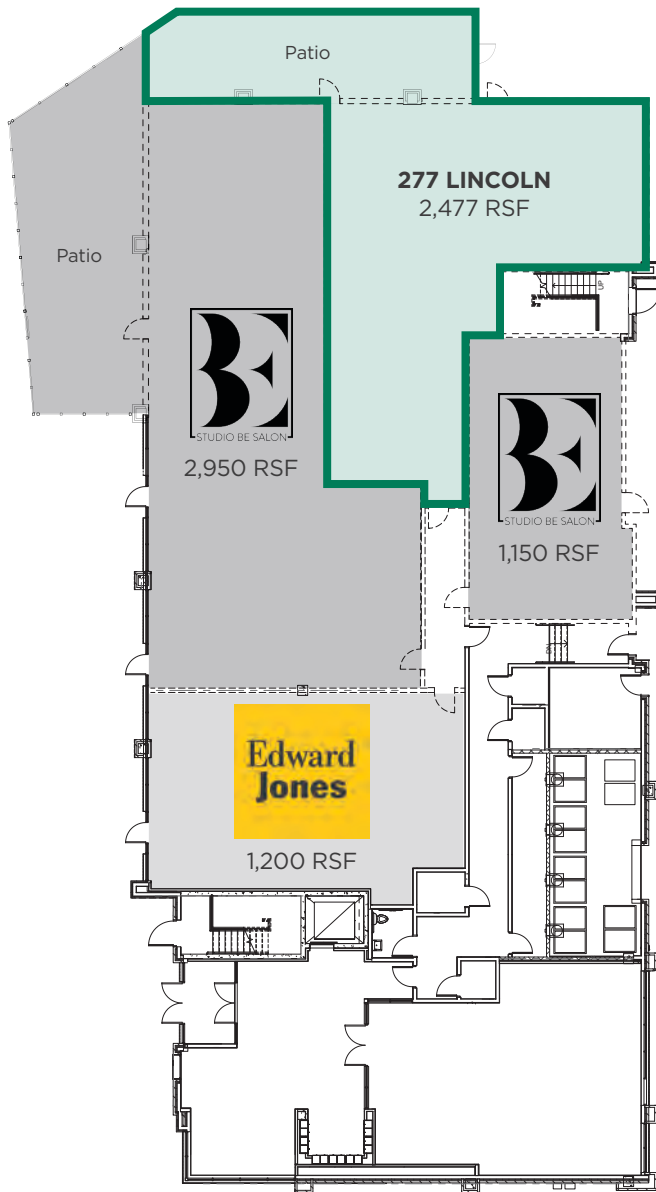


204-296 NORTH CLEVELAND AND 245-297 NORTH LINCOLN

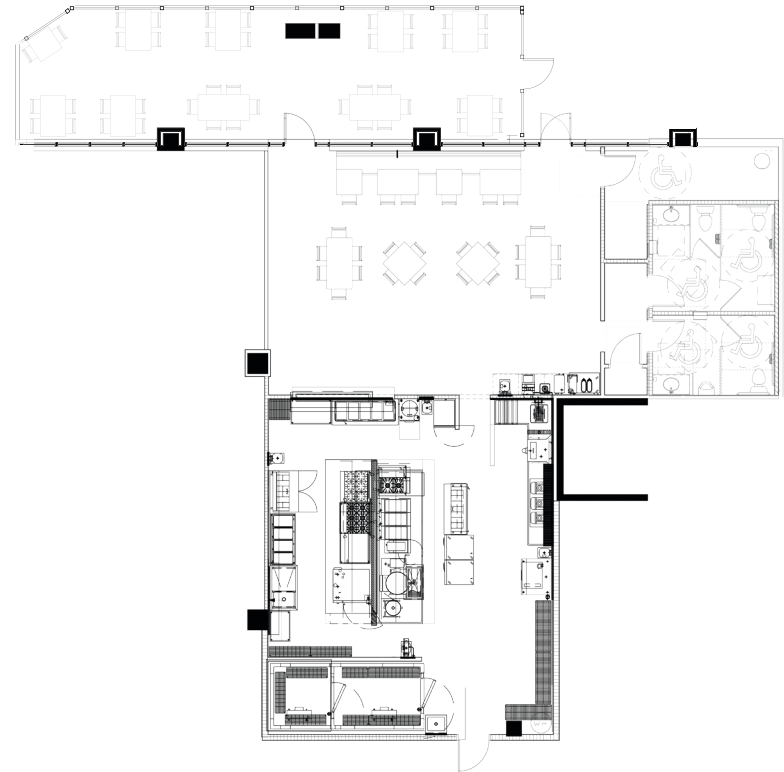
THE FOUNDRY

LOVELAND, COLORADO 80537





FLOOR PLAN | 277 LINCOLN



THE LINCOLN

277 Lincoln Avenue

2,477 RSF

Lease Rate: \$26.00-\$28.00/RSF (NNN: \$10.25/RSF)

2nd Gen Restaurant

- 12' Double-Side Hoods
- Walk-in Cooler/Freezer
- Mens' & Womens' ADA Restrooms

THE FOUNDRY

LOVELAND, COLORADO 80537

PLAZA AMENITIES

- Fire pits
- Splash park
- Excellent lawn
- Entertainment stage
- 460 Space parking garage
- Retail/residential mixed-use

RESIDENTIAL UNITS, PARKING GARAGE
MOVIE THEATER & HOTEL

15,206 TOTAL SF **RETAIL/COMMERCIAL SPACE**

- Dine-In movie theatre:
7 Screens, 525 Seats
- Hotel: 102 Rooms
- Urban Living: 155 Units
Lincoln: 100% Leased
Cleveland: 96% Leased
- Activated public plaza
- On-site structured parking
(460 spaces)
- Urban amenities
- Restaurants at your front door
- Numerous entertainment options
- Zoning: BE Established Central Business

Demographics	2 Mile	5 Mile	10 Mile
2024 Population	29,765	95,712	215,468
2029 Population Projection	31,157	10,181	231,899
2024 Households	13,060	39,857	85,526
Avg HH Income	\$81,670	\$99,808	\$117,757
Daytime Population	20,904	41,270	94,756

Source: CoStar, 2024

Traffic Counts	Source: CDOT, 2024
Cleveland Avenue	13,151 VPD
Lincoln Avenue	13,487 VPD

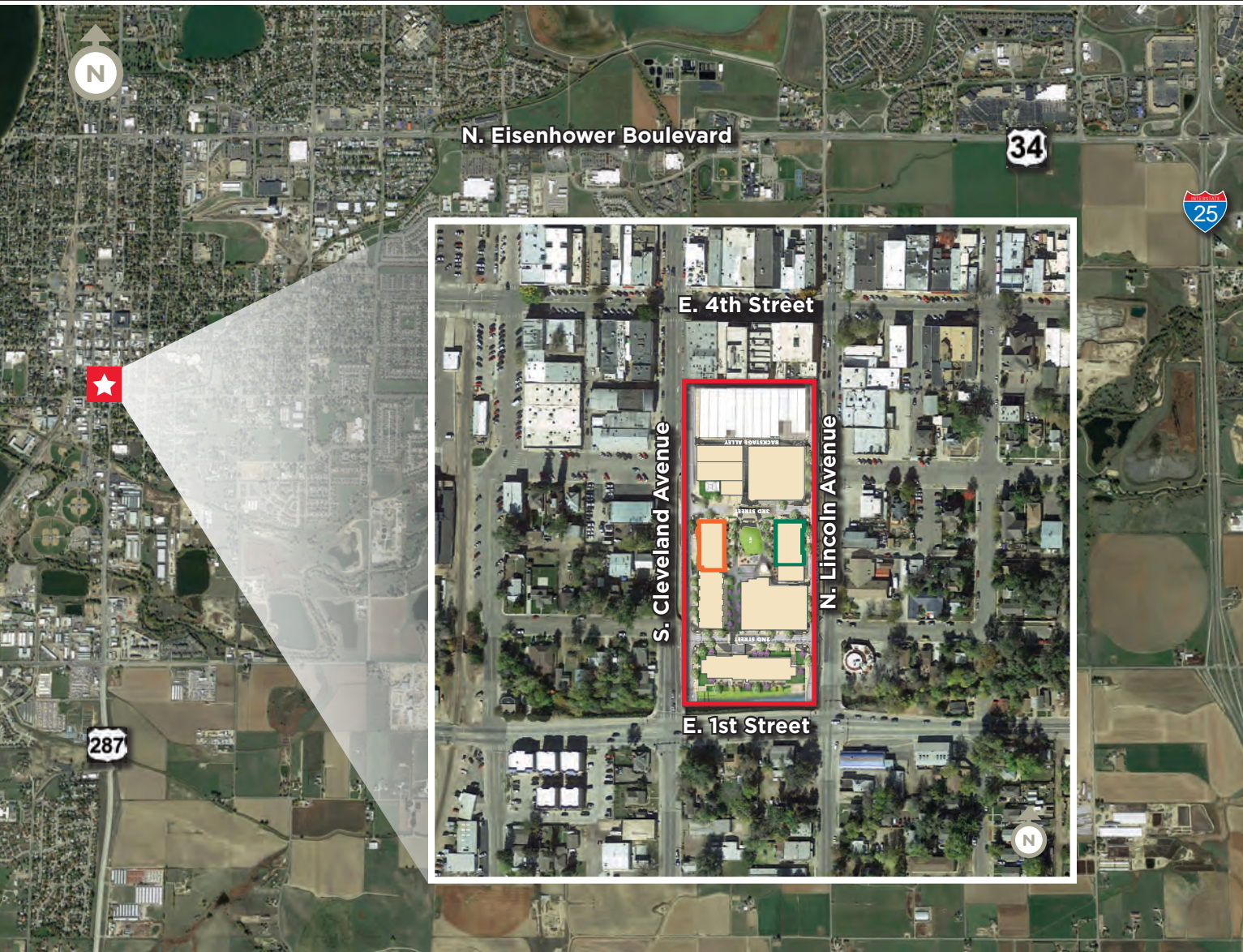




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