

Redefining
**Downtown
Loveland**

AVAILABLE FOR LEASE

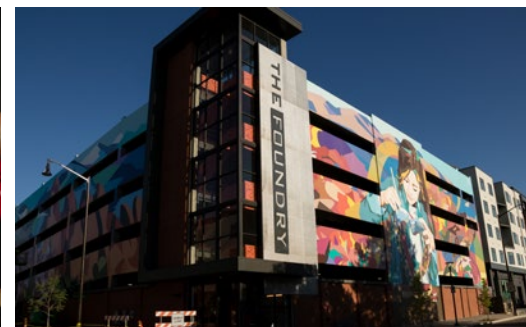
RETAIL/OFFICE AND 2ND GEN RESTAURANT SPACE



204-296 NORTH CLEVELAND AND 245-297 NORTH LINCOLN

THE FOUNDRY

LOVELAND, COLORADO 80537



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

	1 Mile	3 Mile	5 Mile
2023 Population	9,139	55,129	96,302
2028 Population Projection	9,312	55,761	98,822
2023 Households	4,211	22,685	39,135
Avg HH Income	\$81,813	\$85,025	\$96,941
Daytime Population	7,056	25,387	37,619

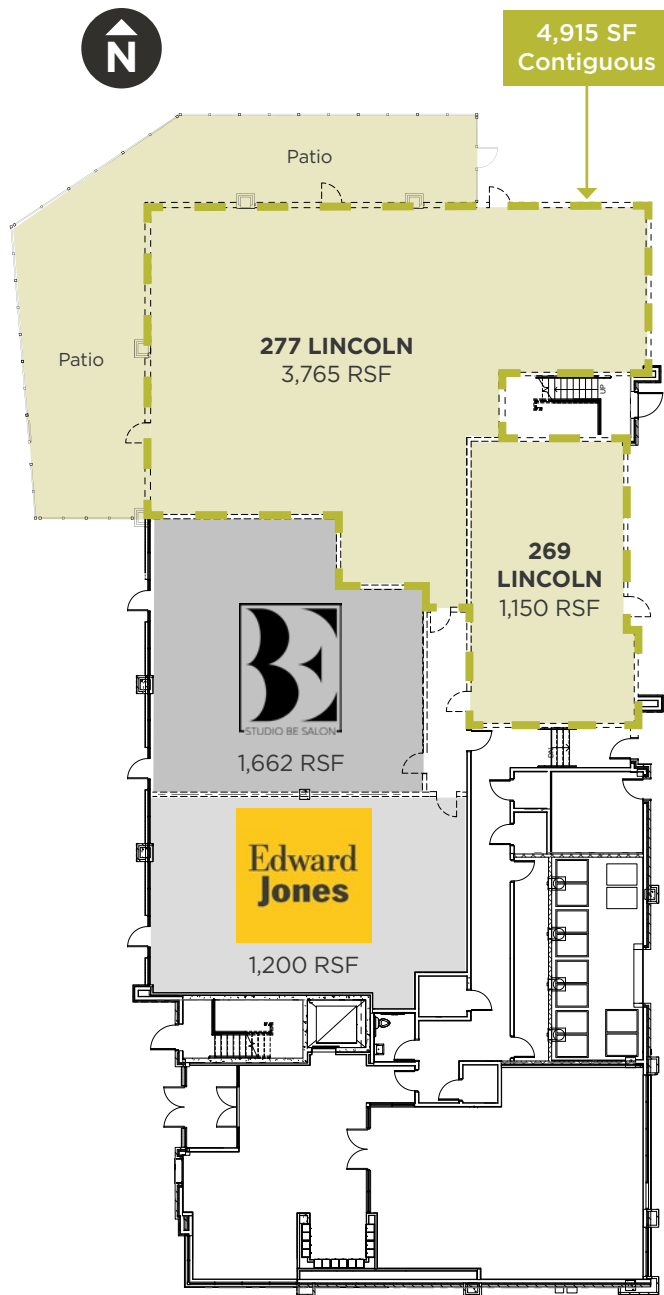
Source: CoStar, 2023

Traffic Counts

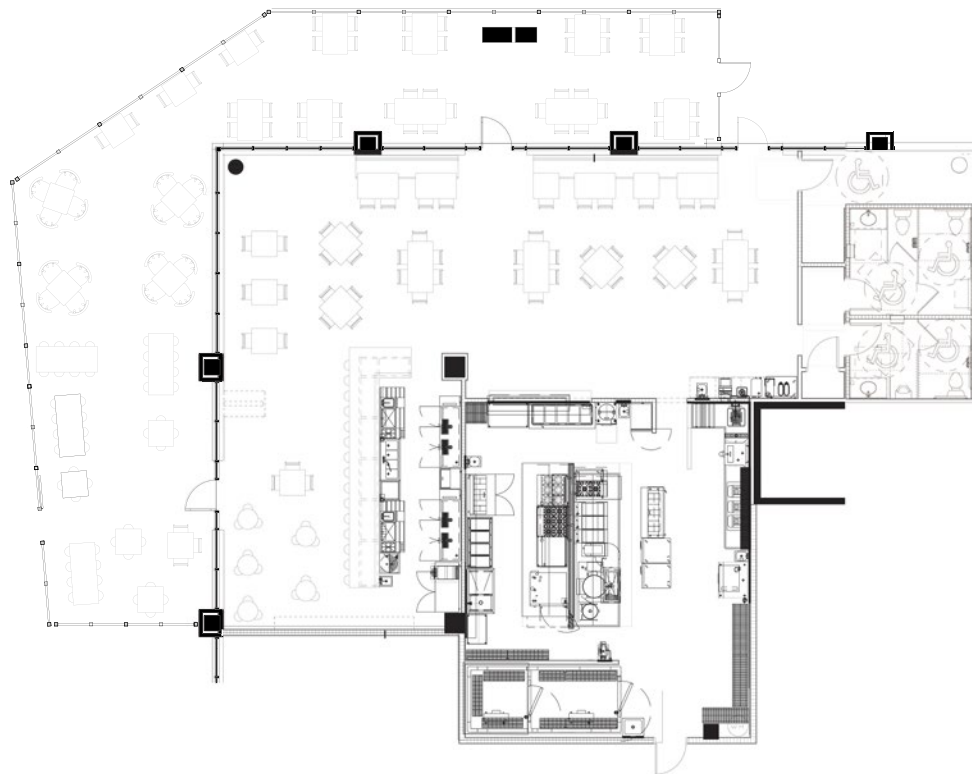
Source: CDOT, 2022

Cleveland Avenue	12,715 VPD
Lincoln Avenue	12,838 VPD





FLOOR PLAN | 277 LINCOLN



THE LINCOLN

269 Lincoln Avenue

1,150 RSF

Lease Rate: \$26.00-\$28.00/RSF NNN

TI Allowance: \$40.00/RSF

Retail/Office Space Ready for Tenant Finish

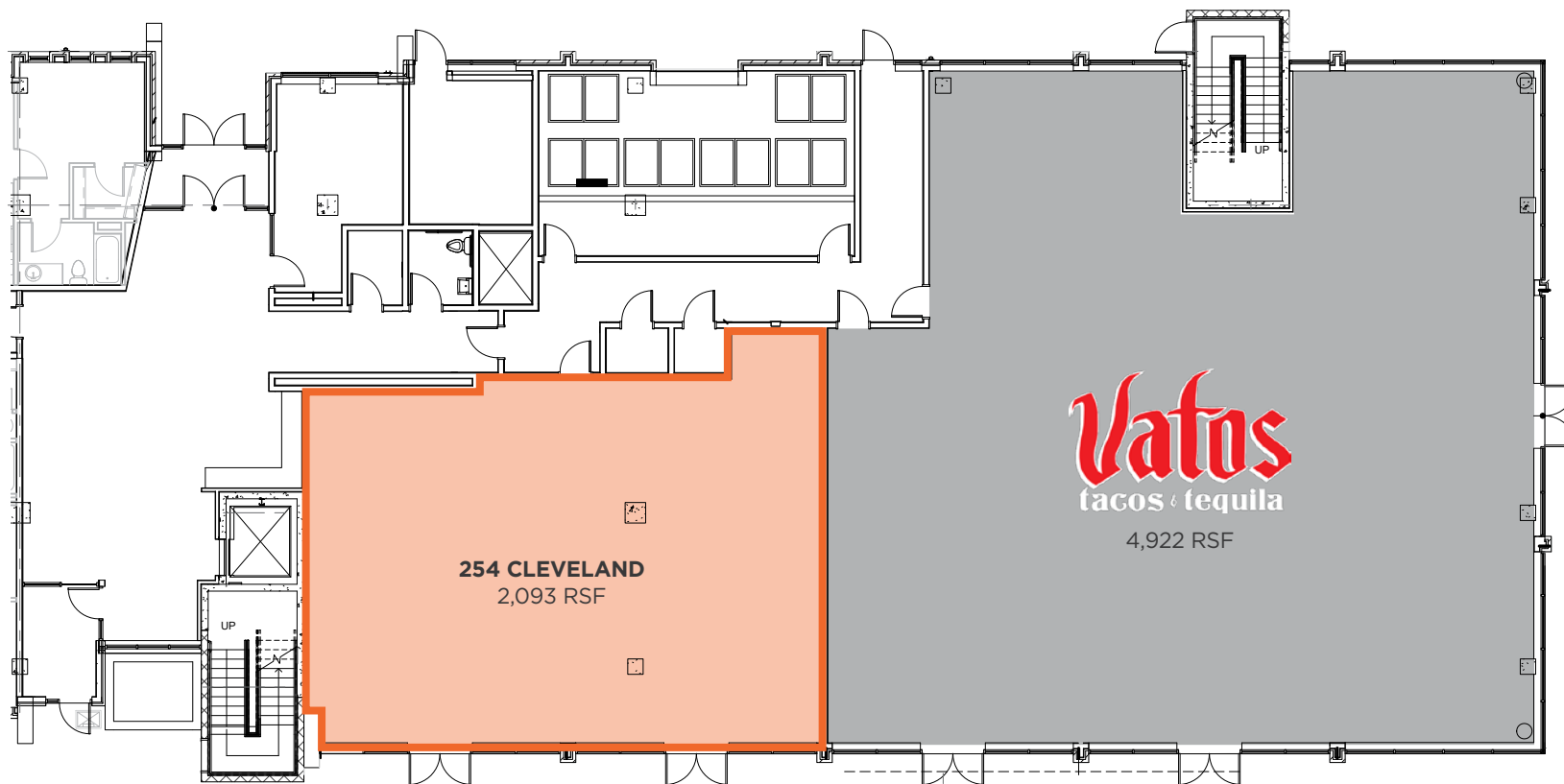
277 Lincoln Avenue

3,765 RSF

Lease Rate: \$26.00-\$28.00/RSF NNN

2nd Gen Restaurant

NNN: \$10.25/RSF



THE CLEVELAND

254 Cleveland

2,093 SF

Lease Rate: \$26.00-\$28.00/SF NNN

2nd Gen Coffee Shop

NNN: \$10.25/RSF



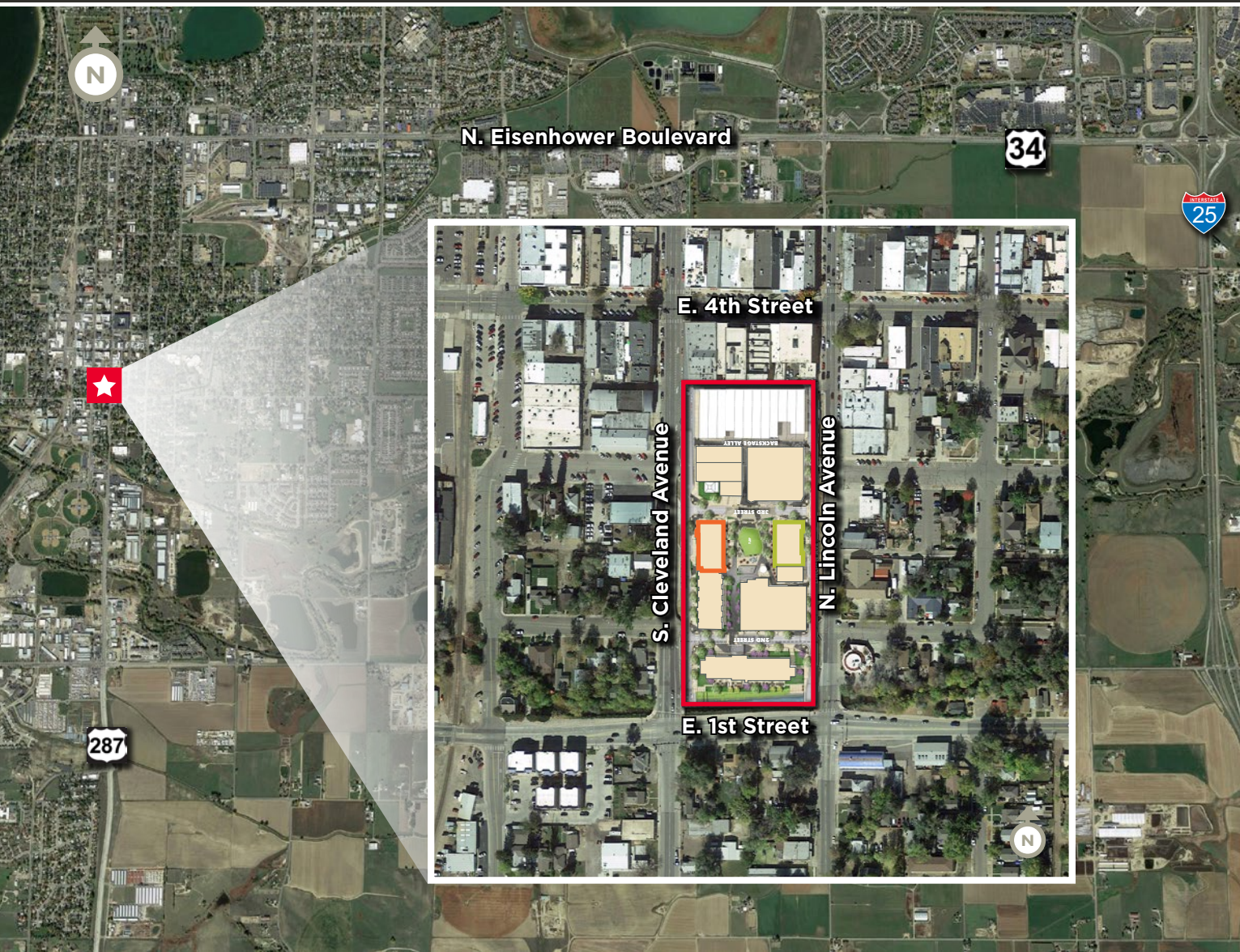
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