

FOR SALE

# 1001 N. CLEVELAND AVENUE

LOVELAND, CO 80537



STANDALONE OFFICE BUILDING FOR SALE

SALE PRICE: ~~\$325,000 (\$377/SF)~~ \$299,000 (\$346/SF)



CUSHMAN &  
WAKEFIELD



Real Estate Solutions  
Character|Culture|Commitment™

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## PROPERTY OVERVIEW

Discover this charming 863 square foot office building, ideally located near Downtown Loveland. The layout features three large offices, a break room, and a kitchen, offering a comfortable and functional workspace. With convenient parking access and excellent proximity to local shops, restaurants, and services, this property is ideal for financial advisors, insurance agents, lawyers, accountants, architects, and more. Please contact the listing brokers for more information.

## PROPERTY DETAILS

<b>Building Size</b>	863 SF
<b>Land Size</b>	0.11 Acres
<b>Year Built</b>	1915
<b>Parking</b>	Parking lot with 5 spaces
<b>Traffic Count</b>	13,985 VPD (N. Cleveland Avenue)

## PROPERTY HIGHLIGHTS

- Signage on Cleaveland Avenue
- Standalone office building
- Three large offices, reception area, break room and kitchen
- Convenient parking access
- Great proximity to Downtown Loveland



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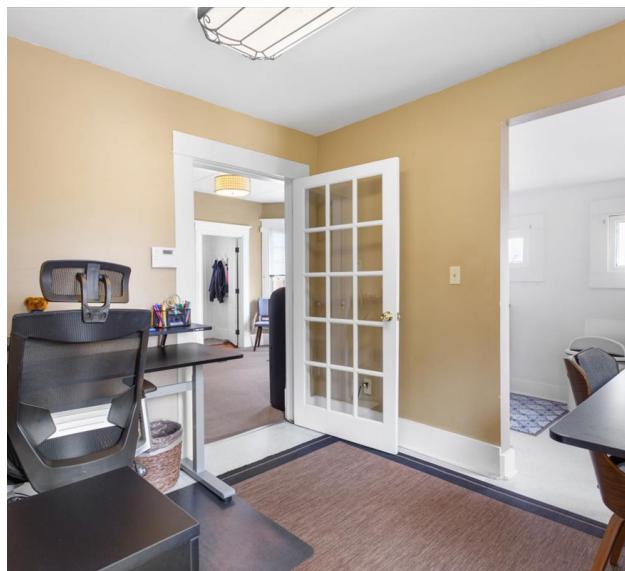
## PROPERTY PHOTOS



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## DEMOGRAPHICS

SOURCE: COSTAR, 2025

	3 Miles	5 Miles	10 Miles
<b>2024 Population</b>	61,802	95,208	242,961
<b>2029 Projected Population</b>	64,719	100,595	261,782
<b>2024 Households</b>	26,160	39,688	96,471
<b>Avg. Household Income</b>	\$89,136	\$99,882	\$117,117

For more information, please contact:

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