

FOR SALE OR LEASE

# 1001 N. CLEVELAND AVENUE

LOVELAND, CO 80537



STANDALONE OFFICE BUILDING FOR SALE

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

LEASE: \$2,500/MONTH



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

For more information, please contact:

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