



RETAIL & OFFICE
FOR LEASE

CBRE

**1000 S
LINCOLN AVE**

LOVELAND, CO 80537



PROPERTY OVERVIEW

1000 S Lincoln offers high visibility along Loveland's busy **Highway 287 corridor**, placing businesses in the center of a growing trade area with strong traffic and steady population growth.

This **86,578 SF** multi tenant building on **6.73 acres** provides ample parking, updated building systems, and flexible layouts suited for retail, office, or service users. The surrounding Northern Colorado market continues to show healthy retail demand and low vacancy.

Located in central Loveland, the property is surrounded by established retail, dining, neighborhoods, and outdoor amenities—ideal for capturing both local residents and regional visitors. Strong household incomes and consistent spending add to the site's long term appeal.

Property Highlights



Office Space Available:
±1,761 - ±6,500 SF



Retail Space Available:
±13,621 SF



High Traffic Counts
23,000 VPD on S Lincoln Ave



Updated
Façade



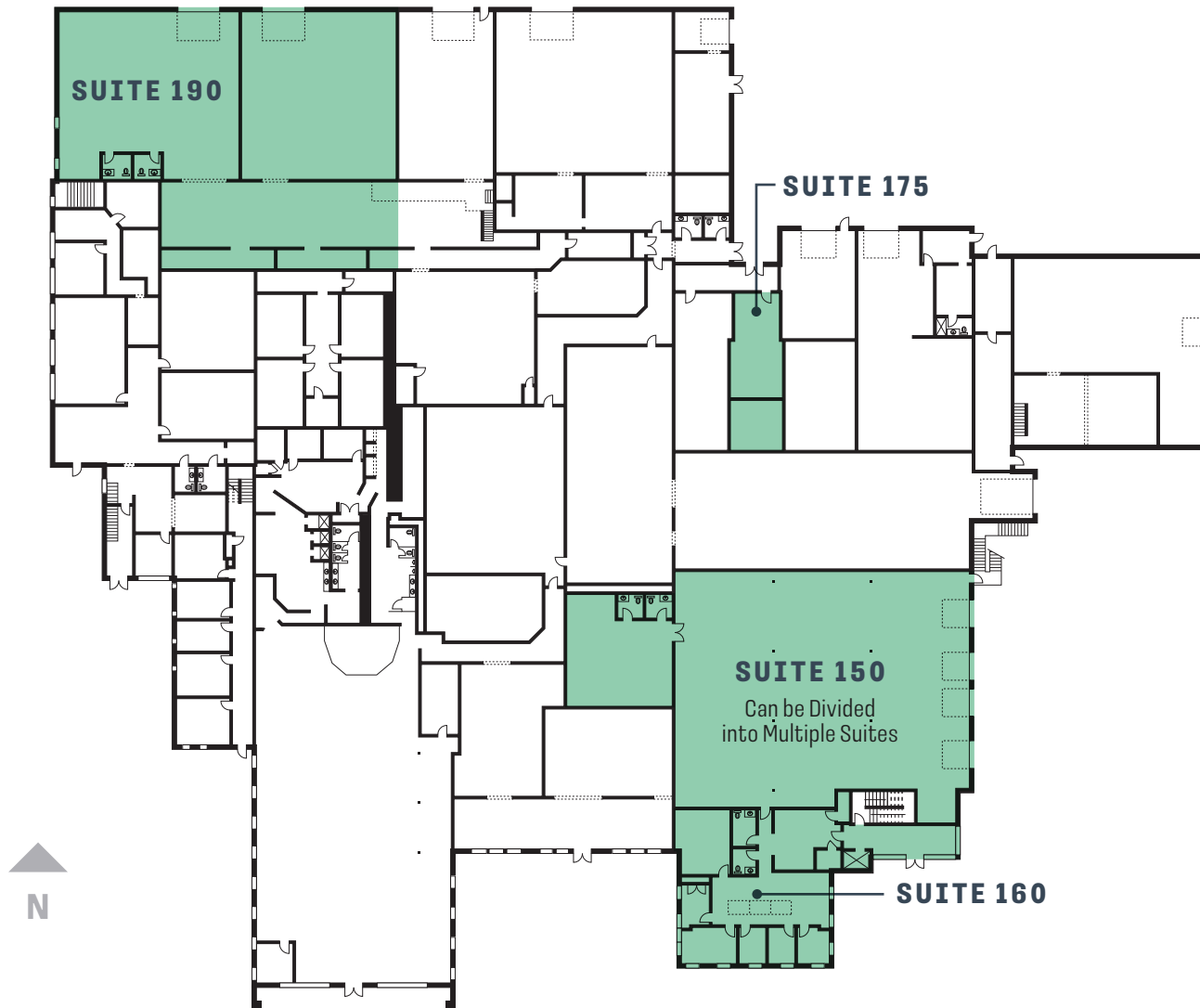
Newly renovated retail
and office space



Configurable
Spaces

AVAILABLE SPACES

Ground Floor - Retail



SUITE 190

- ±6,298 SF
- \$25.00/SF NNN
- \$5.50/SF Est. NNN
- In-Suite Bathroom: Two (2)

SUITE 175

- ±696 SF
- \$25.00/SF NNN
- \$5.50/SF Est. NNN

SUITE 160

- ±2,682 SF
- \$25.00/SF NNN

SUITE 150

- ±6,627 SF
- \$25.00/SF NNN
- \$5.50/SF Est. NNN
- Common Area Bathrooms
- Can be Divided into Multiple Suites

RETAIL SPACES



Second Floor - Office

SUITE 200

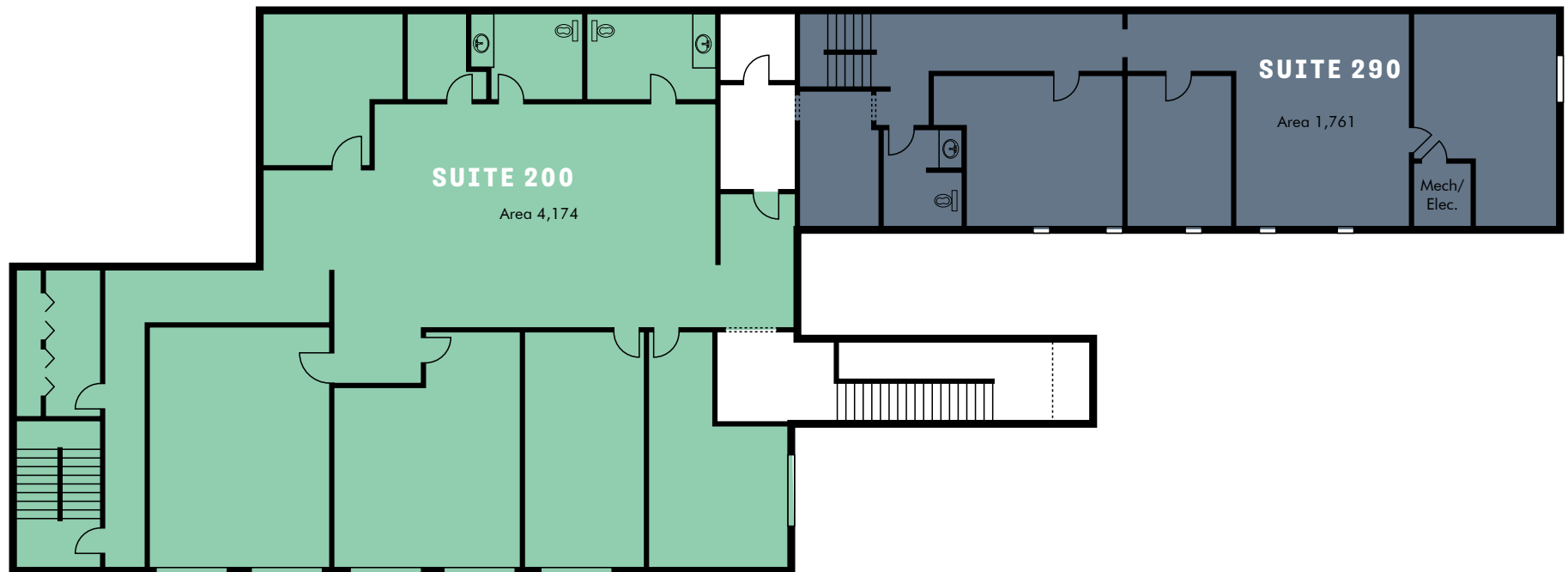
- ±4,174 SF
- \$25.00/SF NNN
- \$5.50/SF Est. NNN
- Private Offices: Four (4) - Six (6)
- Conference Room: One (1)
- Break Room: Shared
- Storage Closet: Two (2)
- Bathroom: Two (2)

SUITE 290

- ±1,761 SF
- \$25.00/SF NNN
- \$5.50/SF Est. NNN
- Private Offices: Three (3)
- Conference Room: One (1)
- Break Room: Shared
- Storage Closet: One(1)
- Bathroom: One (1)

SUITE 200 - 290

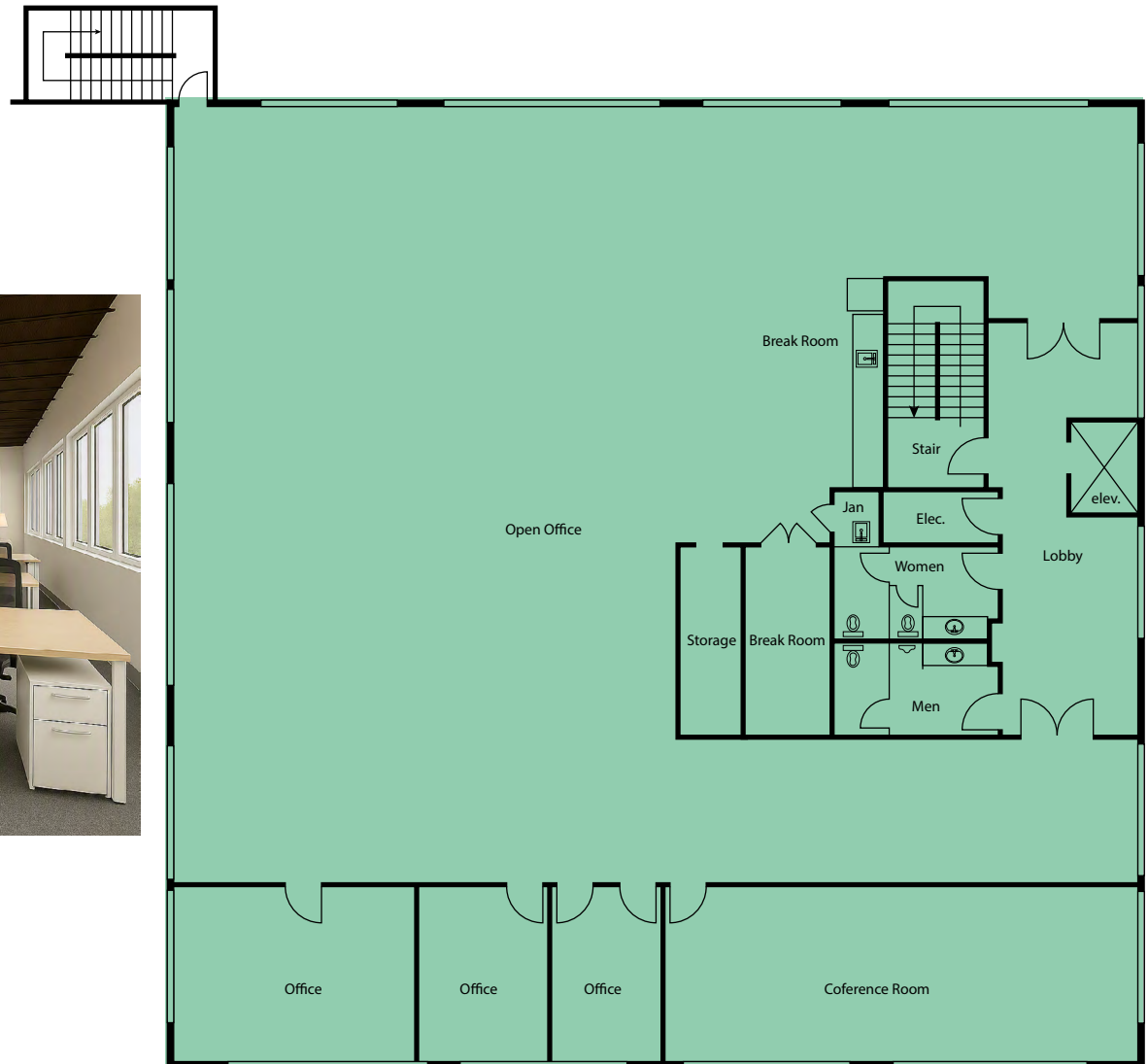
- ±5,935 SF
- \$25.00/SF NNN
- \$5.50/SF Est. NNN
- Private Offices: Seven (7) - Nine (9)
- Conference Room: Two (2)
- Break Room: One (1)
- Storage Closet: Three (3)
- Bathroom: Three (3)



Second & Third Floor - Office

SUITE 250 - 350

- ±3,250 - 6,500 SF
- Build-to-Suit
- Lease Rate: Contact Broker
- \$6.00/SF Est. NNN
- Elevator
- Private in-Suite Restrooms
- Mountain Views





Dutch Bros

KeyBank

Loveland
Chophouse

Bank of
Colorado

CITY OF LOVELAND
POLICE DEPARTMENT

**DOWNTOWN
LOVELAND**

TOWNEPLACE
SUITES
MARRIOTT

W 1ST ST

CIRCLE K

THOMPSON VALLEY
HIGH SCHOOL

S TAFT AVE

KEYSIGHT

S ROOSEVELT AVE

S CLEVELAND AVE

287

1 MILE TO
DOWNTOWN

**1000
S LINCOLN AVE**

QDOBA
MEXICAN EATS

KING
SCOOPS



W

14TH ST SW

SONIC

O'Reilly
AUTO PARTS

Sinclair

SHERWIN-WILLIAMS

AutoZone

CIRCLE K

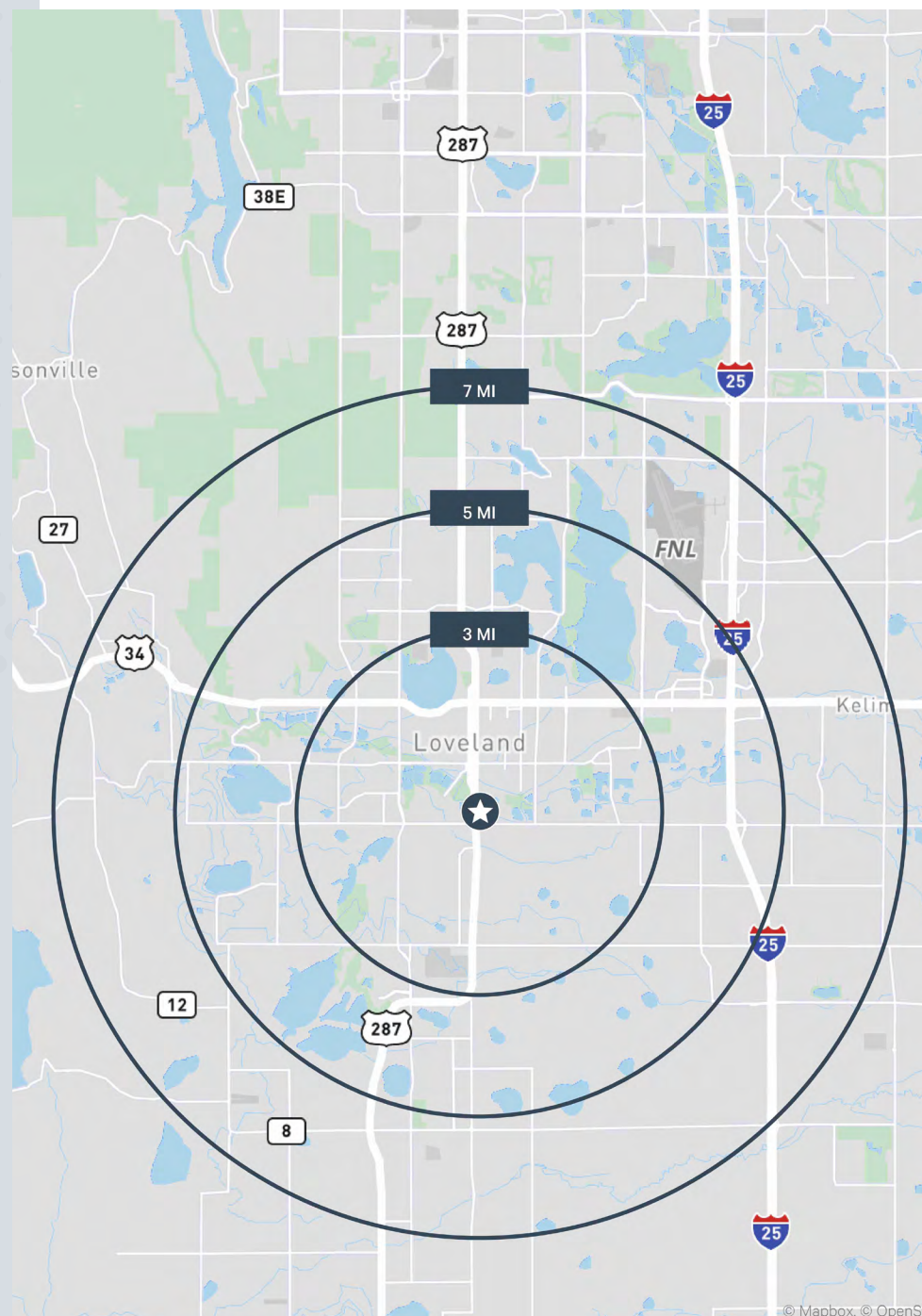
U-HAUL

N

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population			
2025 Population	44,988	95,804	123,284
2025-2030 Pop Growth Rate	0.21%	0.79%	1.22%
Households			
2025 Households	19,703	41,239	52,133
2025-2030 HH Growth Rate	0.48%	1.07%	1.49%
Household Income			
2025 Avg Household Income	\$97,188	\$110,716	\$117,326
2030 Avg Household Income	\$110,283	\$125,205	\$132,920
Education			
Bachelor's Degree or Higher	37.7%	43.1%	44.6%
Daytime Population			
2025 Employees	24,479	42,819	57,995

Source: Esri





LOVELAND MSA OVERVIEW

Loveland, Colorado, is a steadily growing Northern Colorado community positioned along the U.S. Highway 287 and I 25 corridor, offering strong regional connectivity and consistent consumer traffic. The city continues to benefit from ongoing population growth, a diverse employment base, and proximity to major hubs like Fort Collins, Greeley, and the greater Front Range. These factors make Loveland an attractive location for retailers, service providers, and businesses seeking a stable, expanding market.

Retail demand in Loveland remains healthy, supported by a growing residential population and strong household incomes. The broader Northern Colorado region continues to see low retail vacancy and reliable tenant activity, underscoring solid market fundamentals.

With continued residential development, steady job growth, and sustained consumer spending, Loveland offers compelling long term opportunities for retail and service oriented investment—particularly for properties positioned within established commercial corridors or high visibility growth areas.

Loveland, Co By the Numbers

Population
95,804

Average HH Income
\$108,410

Median Age
40.7

Bachelor's Degree or Higher
37.7%

Home Ownership
58.8%

Source: Esri



RETAIL & OFFICE AVAILABLE FOR LEASE

RETAIL

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