

205 EAST 6TH STREET

LOVELAND, CO 80537

950 - 2,782 SF New Construction Retail Available For Lease

Lease Rate: \$24 - \$26/SF NNN

TI Allowance: \$50/SF

Sale Price: \$300 - \$350/SF (Core & Shell)



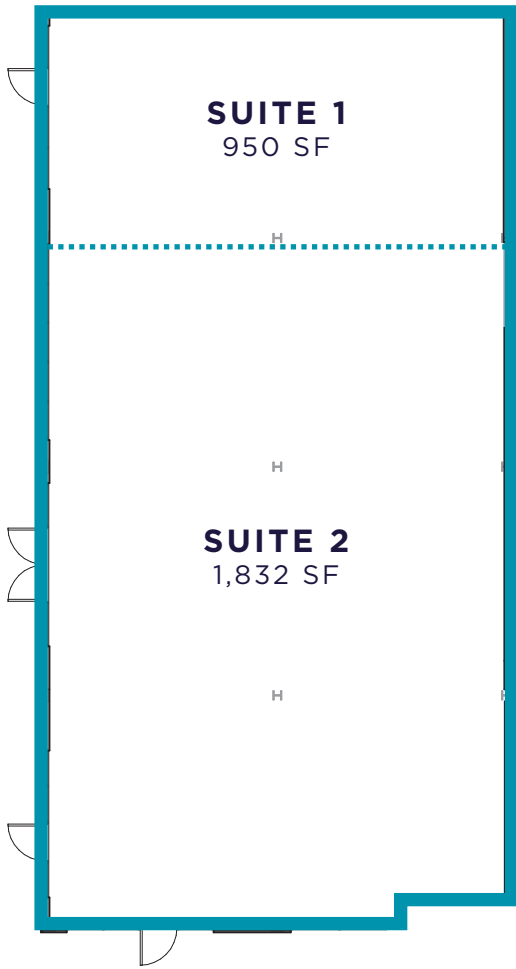
Cushman & Wakefield is pleased to offer new construction retail space on the ground floor of The Collection in Loveland. The Collection is Loveland's first luxury condominium project in the heart of downtown, boasting convenient access to the emerging and thriving arts, dining, shopping, business, and entertainment district in Loveland's city center.

<https://www.thecollectionloveland.com/>

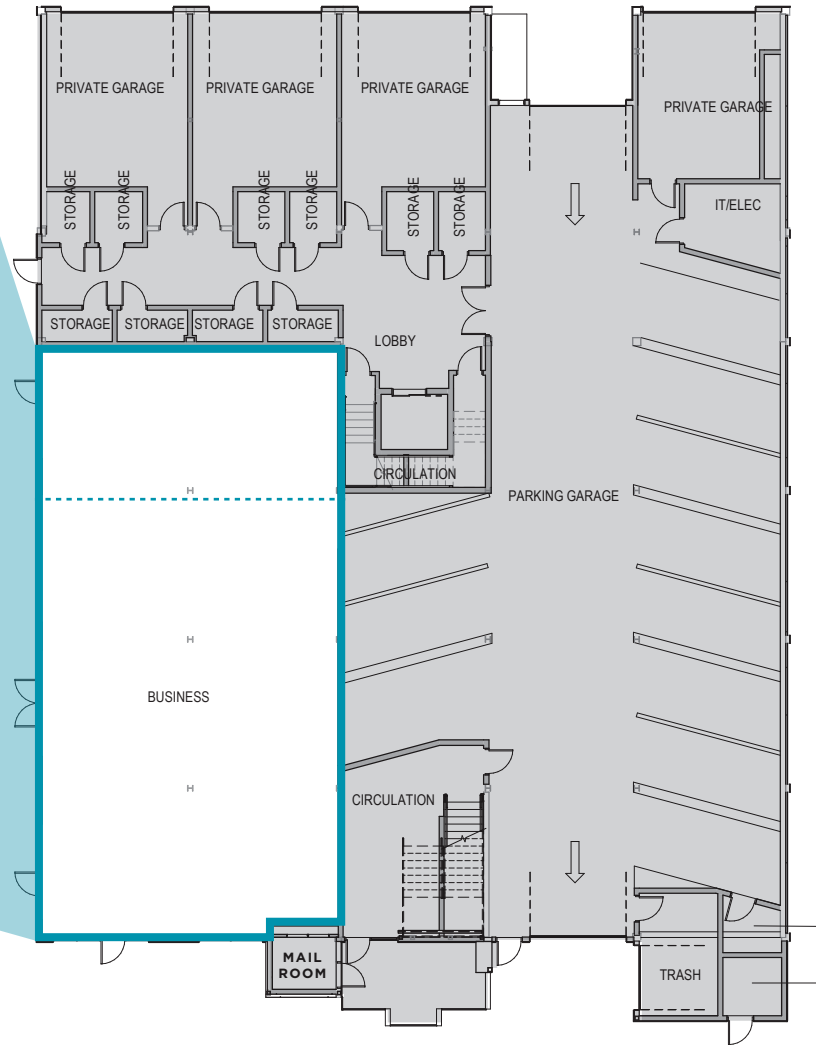


FLOOR PLAN

CONCEPTUAL LAYOUT

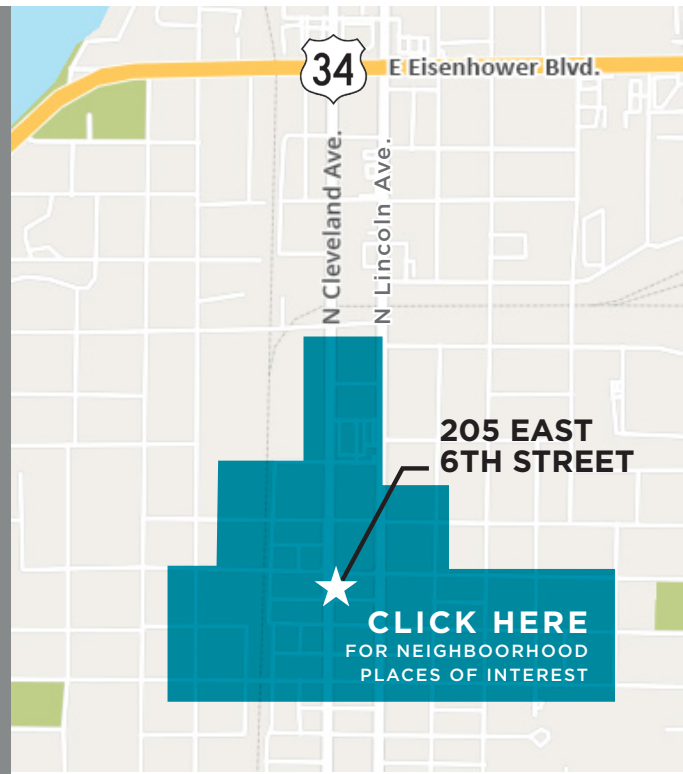


GROUND FLOOR PLAN



PROPERTY FEATURES

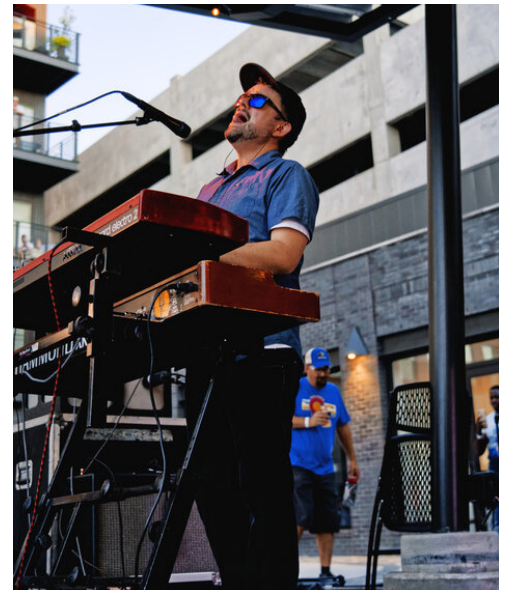
BUILDING SIZE	42,724 SF
AVAILABLE SIZE	950 - 2,782 SF
STORIES	4
PARKING	STREET PARKING & ADJACENT LOT WITH 40 SPACES
ZONING	DT - DOWNTOWN



NEIGHBORHOOD HIGHLIGHTS

DOWNTOWN LOVELAND

The Loveland Downtown District is a dynamic collaboration between three nonprofit organizations supporting downtown: Loveland Downtown Partnership (LDP), Downtown Development Authority (DDA) and Downtown Business Alliance (DBA).



90+

BUSINESS ALLIANCE MEMBERS

In 2022, the DBA brought together over 90 business organizations for events, networking, promotions, and more.

60+

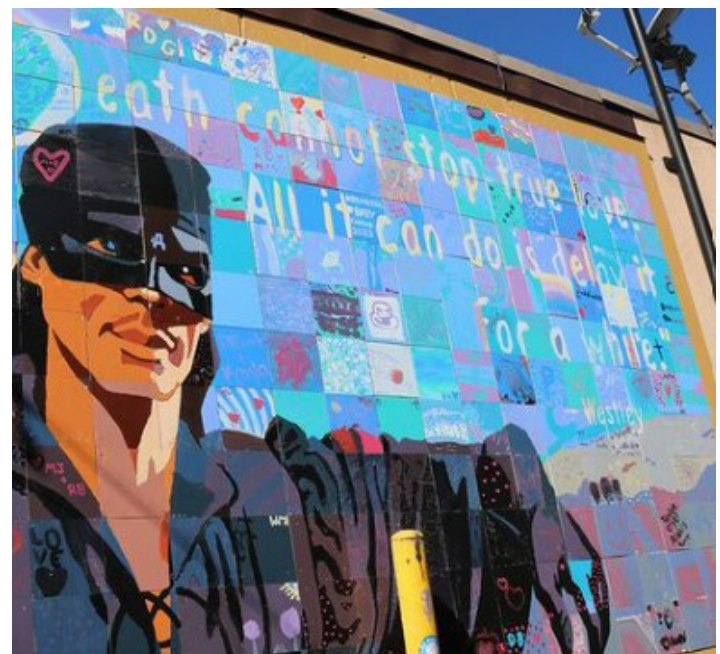
ONE SWEET SUMMER EVENTS

We hosted over 60 events in The Foundry Plaza through our One Sweet Summer series during May-September of 2021.

20+

DOWNTOWN PLANTERS

Volunteers, businesses, and the Loveland Youth Gardeners helped us maintain over 20 planters & flower beds in 2022.



LOCATION MAP



DEMOGRAPHICS

Source
CoStar, 2024

	1 MILE	3 MILE	5 MILE
2024 POPULATION	9,273	57,390	95,670
2024 HOUSEHOLDS	4,467	24,368	39,847
AVG. HOUSEHOLD INCOME	\$80,072	\$87,582	\$99,763
DAYTIME POPULATION	7,517	27,433	41,475

TRAFFIC COUNTS - VPD

Source
CDOT, 2023

N LINCOLN AVE.	12,675	N CLEVELAND AVE.	12,715
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