



FOR LEASE

Commercial Bldg Or Live/Work

444 N. Washington Street | Loveland, CO 80537



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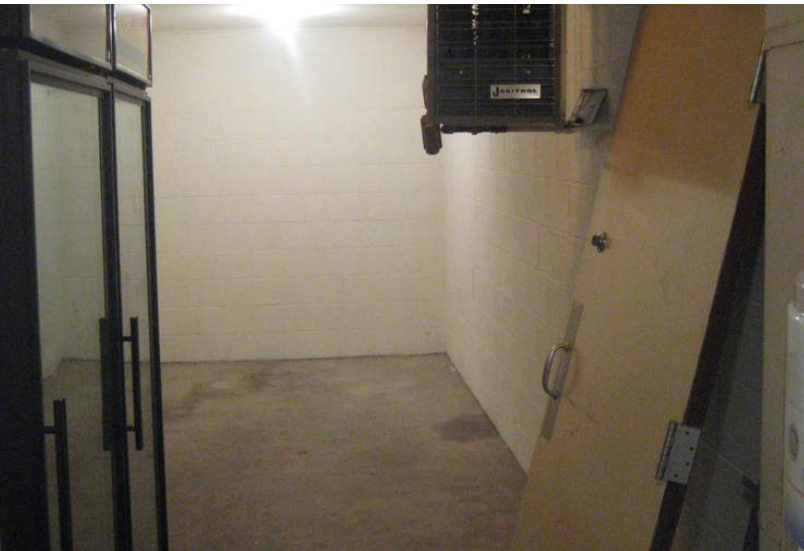
444 N. WASHINGTON STREET

OFFERING SUMMARY

Available SF:	2,108 SF
Lease Rate:	\$8.54 SF/yr (MG)
Lot Size:	5,700 SF
Building Size:	2,108 SF
Dock High Doors:	1
Ceiling Height:	8.0 FT
Year Built:	1967
Zoning:	BE (commercial)

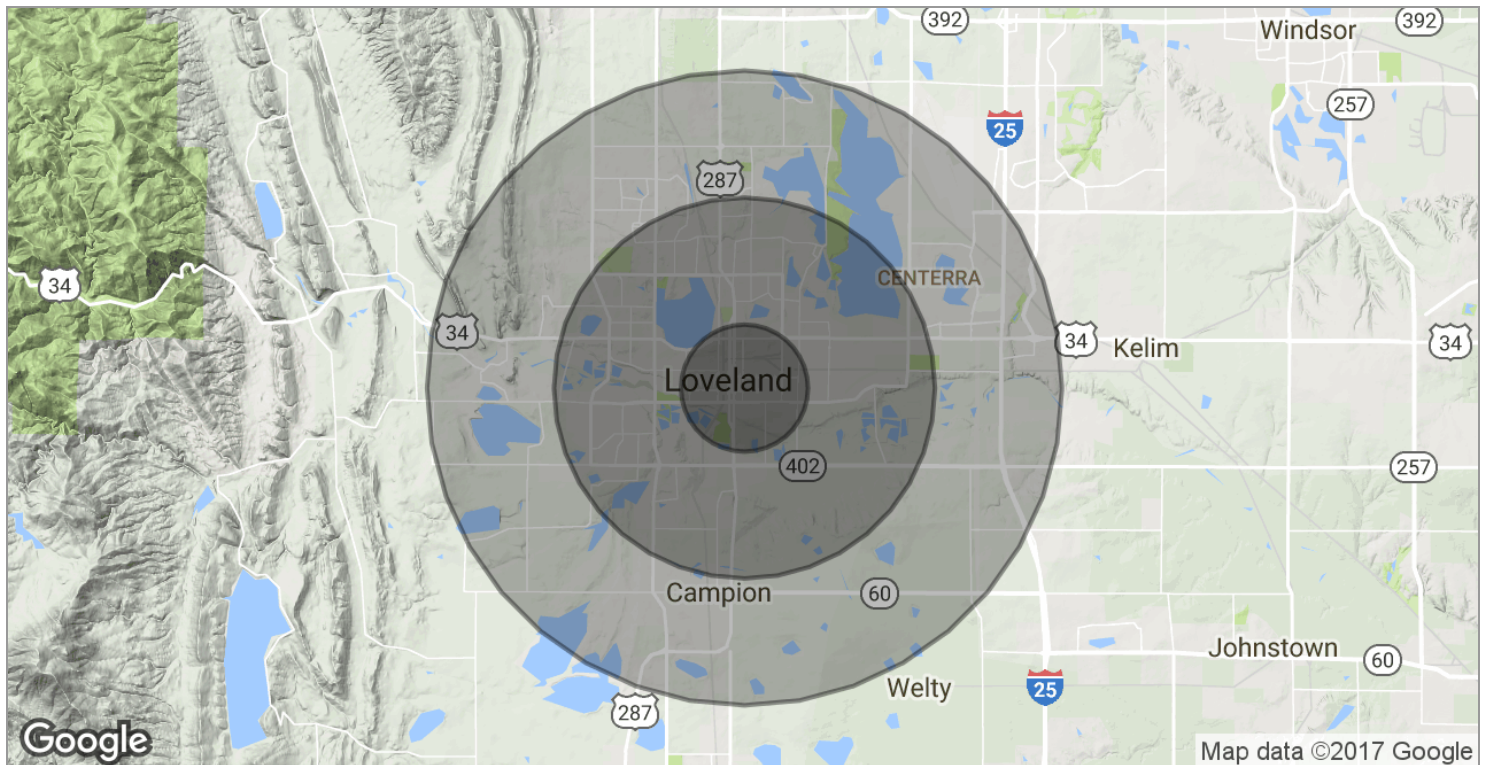
PROPERTY HIGHLIGHTS

- Covered dock high loading
- Three existing coolers (easily converted to office or warehouse area)
- Formerly used for egg storage/distribution
- Ample off street parking
- Zoning allows caterers, workshop, live/work studio, general light industrial, brewing/distilling, church, general retail, contractor office/warehouse, veterinary clinic and more!

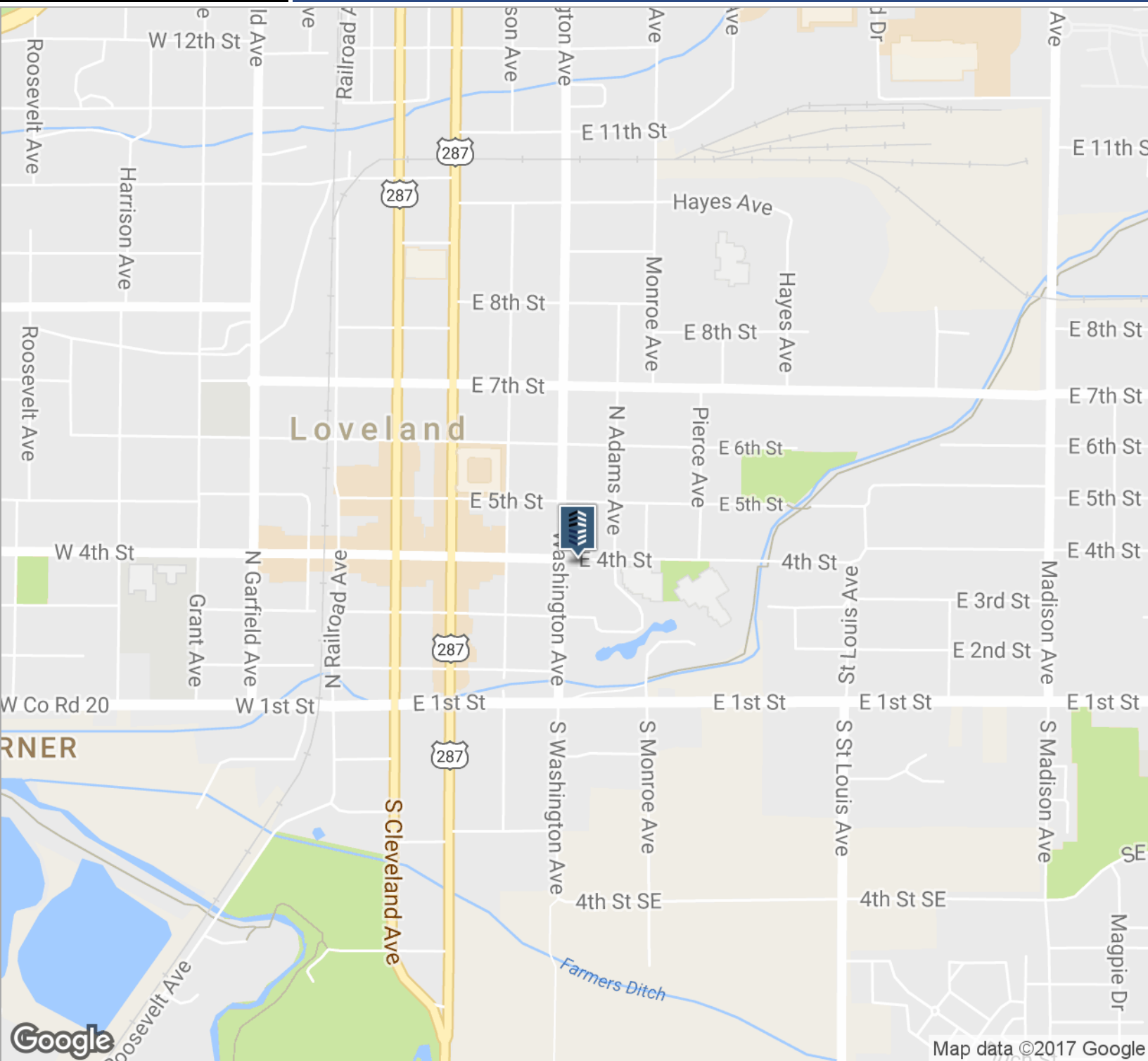


	1 MILE	3 MILES	5 MILES
Total households	2,729	21,625	35,790
Total persons per hh	2.2	2.4	2.4
Average hh income	\$50,549	\$61,729	\$67,618
Average house value	\$185,325	\$218,673	\$237,164

	1 MILE	3 MILES	5 MILES
Total population	5,945	51,141	87,039
Median age	35.0	37.6	38.5
Median age (male)	34.9	36.3	37.0
Median age (female)	34.6	38.5	39.5



* Demographic data derived from 2010 US Census



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