

Van De Water Plaza

Sculptor Drive, Loveland, CO 80538



PAD SITES AVAILABLE | TERMS: NEGOTIABLE
High Traffic Counts Along Highway 34
Located Directly in the Path Between
Loveland and Greeley

Property Highlights

- Minutes from Interstate 25 (84,464 ADT)
- Located directly west of Centerra in Loveland with convenient access to Windsor, Greeley and Fort Collins
- High growth trade area
- Located less than a half mile from Centerra's 3,000 acre master-planned community serving 16,400 daily workers per day
- Within walking distance to an adjacent 252 apartment home community and single-family subdivision

AVAILABILITIES

Lot	Acres
1275 Sculptor Drive	1.15 Acres
1320 Sculptor Drive	1.68 Acres
1330 Sculptor Drive	1.23 Acres
1350 Sculptor Drive	0.96 Acre
1380 Sculptor Drive	0.84 Acre
TBD Sculptor Drive	1.013 Acre

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DEMOGRAPHICS

CoStar, 2025

	2 Miles	5 Miles	10 Miles
2025 Population	24,639	92,486	260,743
2030 Projected Population	25,463	95,213	273,385
Daytime Population	14,330	49,290	112,448
2025 Households	10,763	38,476	102,642
Average HH Income	\$98,481	\$108,083	\$126,002

For more information, please contact:

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