

FOR LEASE

VAN DE WATER PLAZA

Loveland, Colorado 80537



1,335 SF - 2,554 SF AVAILABLE



TURN-KEY HAIR SALON

***\$3,500/month in the first year for lease signed by 12/31/2024**



VAN DE WATER PLAZA

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OVERVIEW

Turn-Key Hair Salon / For Lease

PROPERTY SUMMARY

Van De Water Plaza has a modern retail space available in a newly constructed, multi-tenant building conveniently located west of Centerra on Highway 34. Anchored by Lowe's, Kohl's, Mattress Firm and Fire House Subs, Van De Water Plaza offers a unique opportunity for a retailer in the trade area.

SUITE 1397 1,335 SF | TURN-KEY HAIR SALON | AVAILABLE NOV 1*

SUITE 1399 1,219 SF | RETAIL

LEASE RATE: CONTACT BROKER

PROPERTY HIGHLIGHTS

- High traffic counts along Highway 34 (48,604 VPD)
- Minutes from I-25 (84,464 VPD)
- Located directly west of Centerra in Loveland, with convenient access to Windsor, Greeley, and Fort Collins
- High growth trade area
- Located less than half a mile from Centerra's 3,000-acre master-planned community serving 8,000 workers daily
- Within walking distance to an adjacent 252-apartment home community and single-family home subdivision



Anchored retail strip center



Prime Location



Visibility to Highway 34

VAN DE WATER PLAZA

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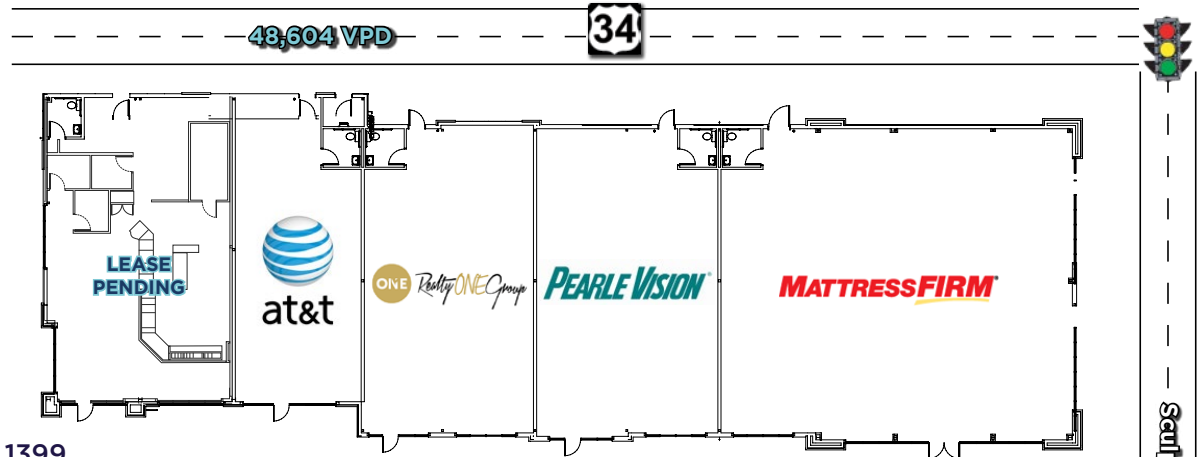
FLOOR PLANS

Turn-Key Hair Salon / For Lease

SUITE 1397 1,335 SF

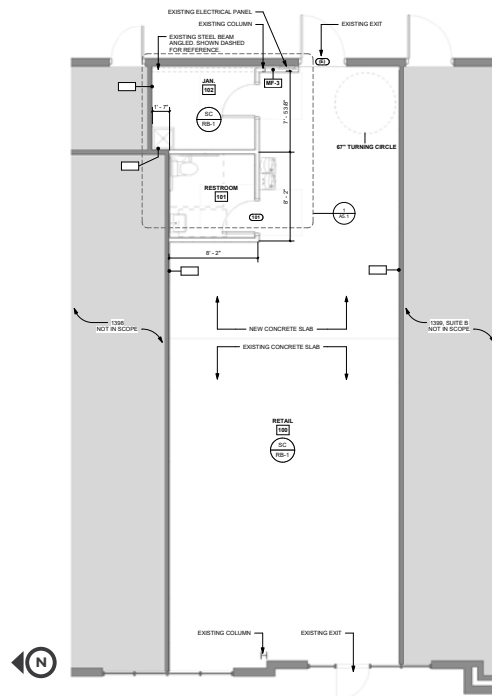
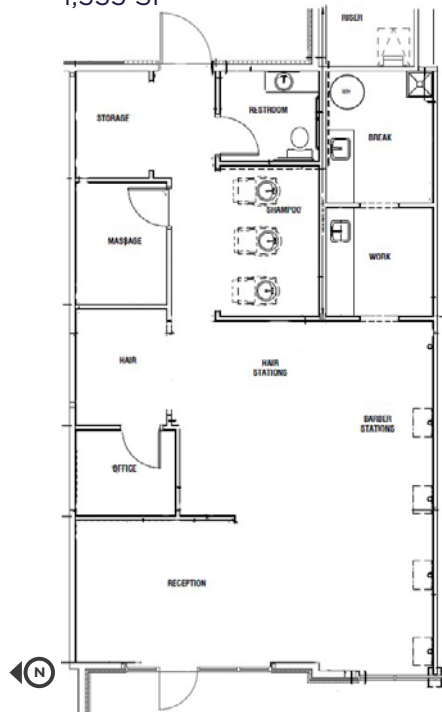
SUITE 1399 1,219 SF

**Suite 1397 & 1399 can be combined*

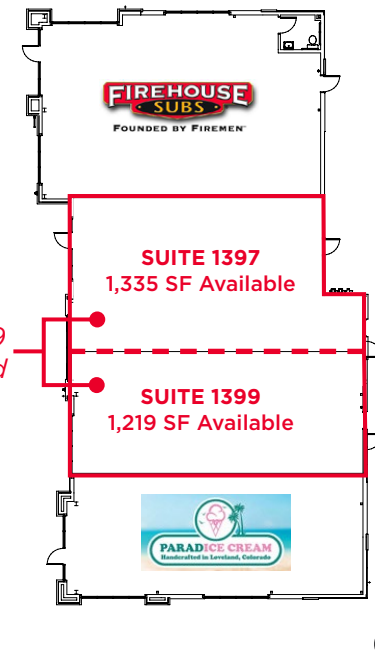


SUITE 1397
1,335 SF

SUITE 1399
1,219 SF



*Suite 1397 & 1399
can be combined*



Sculptor Drive

VAN DE WATER PLAZA

Loveland, Colorado 80537

LOCATION OVERVIEW

Turn-Key Hair Salon / For Lease

DEMOGRAPHICS	CoStar, 2023		
	2 Mile	5 Miles	10 Miles
Population	24,468	91,460	251,826
Daytime Employment	12,804	49,052	110,850
Households (HH)	10,194	37,248	99,144
Avg. HH Income	97,781	97,358	111,557

Boyd Lake

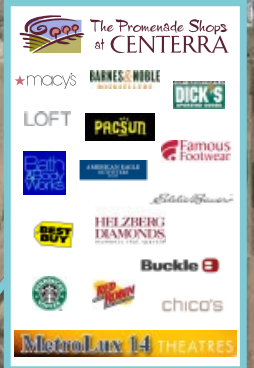


SUBJECT

E. Eisenhower Blvd.



To Fort Collins



RAILWAY FLATS
420 APARTMENTS



To Estes Park



N. Boyd Lake Ave.

To Denver



For more information, please contact:

JAMES ARNOLD
Senior Associate
+1 720 354 2059
james.arnold@cushwake.com

AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

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