

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

Loveland, Colorado 80537

OVERVIEW

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

Loveland, Colorado 80537

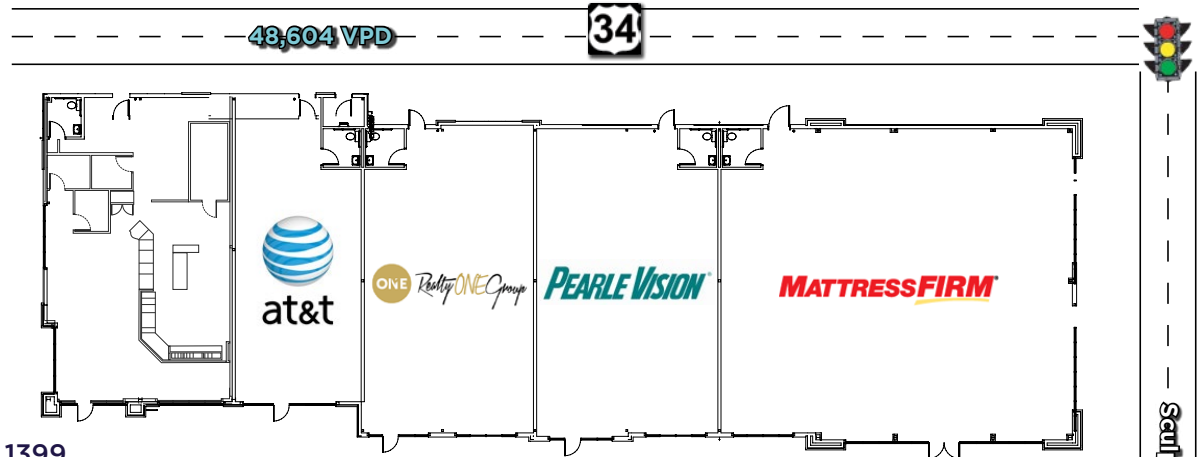
FLOOR PLANS

For Lease

SUITE 1397 1,335 SF

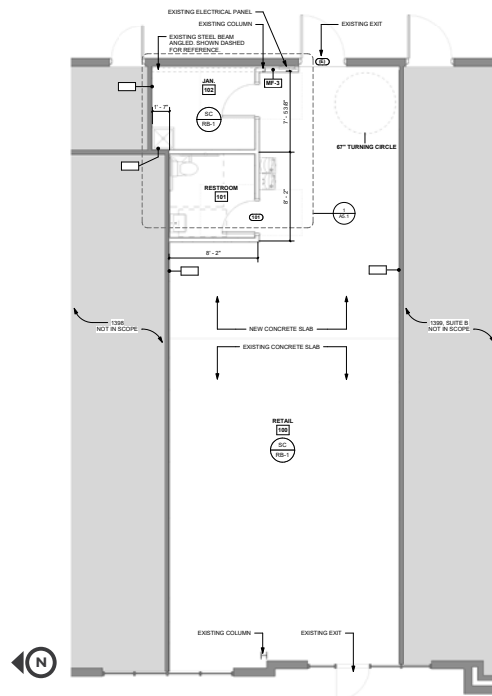
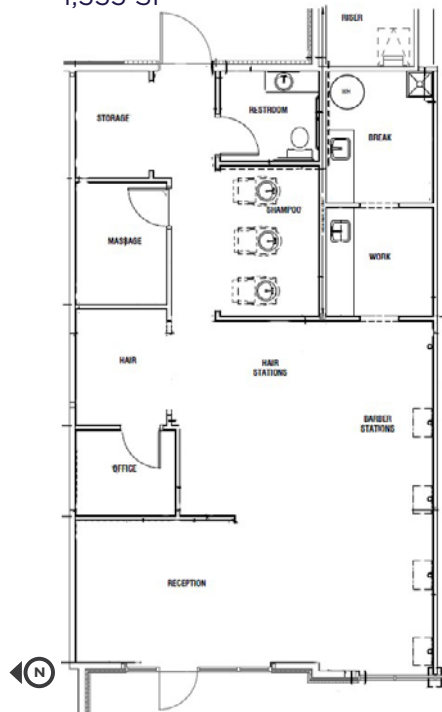
SUITE 1399 1,219 SF

**Suite 1397 & 1399 can be combined*

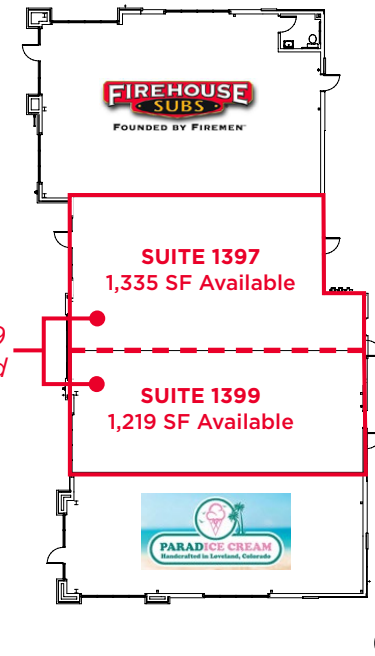


SUITE 1397
1,335 SF

SUITE 1399
1,219 SF



*Suite 1397 & 1399
can be combined*



VAN DE WATER PLAZA

Loveland, Colorado 80537

PHOTOS

For Lease

SUITE 1397



SUITE 1399



VAN DE WATER PLAZA

Loveland, Colorado 80537

LOCATION OVERVIEW

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.



N. Boyd Lake Ave.

uhealth

To Fort Collins



RAILWAY FLATS
420 APARTMENTS



To Denver

To Estes Park

Madison Ave.

N. Boise Ave.

N. Denver Ave.

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

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.