



**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 (75,977 VPD)
- 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 8,500 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
1377 Sculptor Drive	1.38 Acres
1380 Sculptor Drive	0.84 Acre
TBD Sculptor Drive	0.48 Acre



AVAILABLE

# Van De Water Plaza

Sculptor Drive, Loveland, Colorado 80538



## DEMOGRAPHICS

CoStar, 2021

	3 Miles	5 Miles	10 Miles
2021 Population	37,437	89,972	247,051
Daytime Population	27,118	45,099	102,035
2021 Households	15,696	36,444	96,566
Average HH Income	\$96,748	\$98,741	\$110,407
2026 Projected Population	40,495	96,506	268,507

For more information, please contact:

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