



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
1380 Sculptor Drive	0.84 Acre
TBD Sculptor Drive	1.013 Acre



AVAILABLE

Van De Water Plaza

Sculptor Drive, Loveland, Colorado 80538



DEMOGRAPHICS

CoStar, 2022

	3 Miles	5 Miles	10 Miles
2022 Population	41,655	92,611	252,621
Daytime Population	28,030	45,487	105,838
2023 Households	17,553	37,640	99,522
Average HH Income	\$93,162	\$97,347	\$111,464
2028 Projected Population	43,186	95,217	263,084

For more information, please contact:

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

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

PETER PAVLAKIS
Legend Partners
+1 720 529 2990
ppavlakis@legendllp.com

772 Whalers Way, Suite 200, Fort Collins, Colorado 80525
T +1 970 776 3900 | F +1 970 267 7419 | cushmanwakefield.com

2000 S. Colorado Blvd., Colorado Center // Annex 320, Denver, CO 80222
T +1 720 529 2999 | legendllp.com

©2023 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.