

FOR LEASE

# VAN DE WATER PLAZA

Loveland, Colorado 80537



1,219 SF AVAILABLE



Lease Rate: \$20.00/SF NNN | NNNs: \$18.83/SF



# VAN DE WATER PLAZA

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## 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 1399** 1,219 SF | RETAIL

**LEASE RATE:** \$20.00/SF NNN | NNNs: \$18.83/SF

### 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

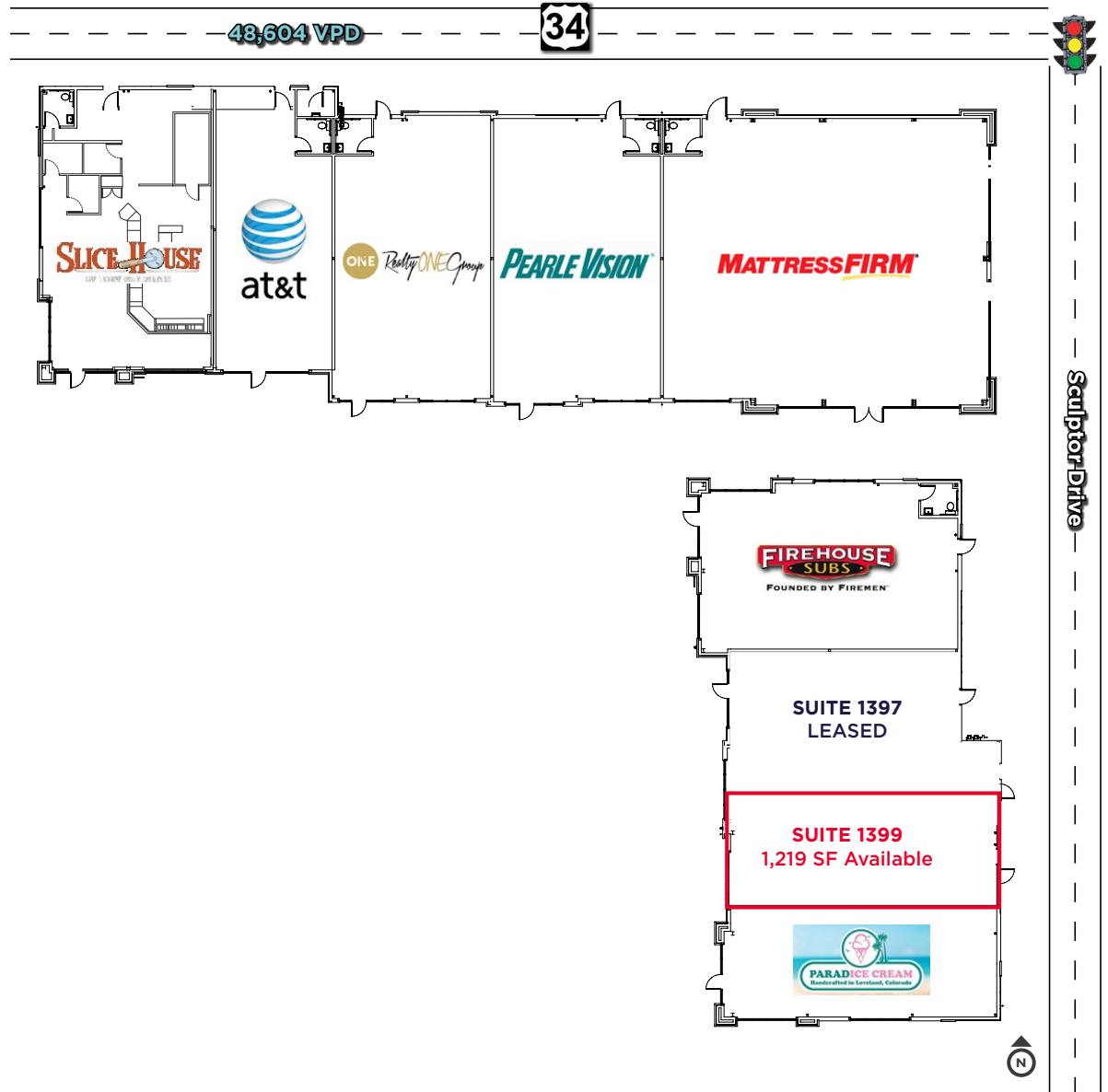
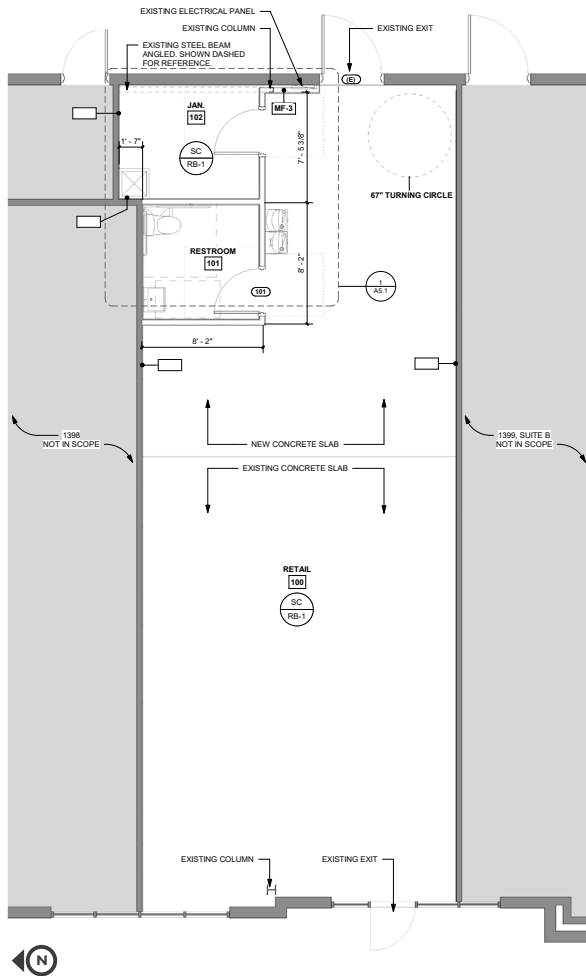
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## FLOOR PLANS

For Lease

### SUITE 1399 1,219 SF



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PHOTOS

For Lease

SUITE 1399



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## LOCATION OVERVIEW

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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



**The Promenade Shops at CENTERRA**

- 5000
- macy's
- BARNES & NOBLE
- DICK'S
- LOFT
- PRCSUN
- Famous Footwear
- Best Buy
- HEI ZBERG DRAMAKONS
- Buckle
- Starbucks
- chico's
- Metrolux 14 THEATRES

**RAILWAY FLATS  
420 APARTMENTS**



To Estes Park

Madison Ave.  
 N. Boise Ave.  
 N. Denver Ave.

N. Boyd Lake Ave.

To Denver

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