

Van de Water Plaza

1.31 Acre Retail Pad Site for Sale

1365 Sculptor Dr.
Loveland, CO 80537



Asking Price: \$299,000 (Approx \$5.24/ft) **Zoning:** PUD (Loveland)
Lot Size: 1.31 Acres / 57,063 SF **Utilities:** To Site
2024 Taxes: \$21,300.13 **Parcel Number:** 8517208002
City / County: Loveland / Larimer

Highlights:

- Only minutes to I-25
- Walkable access to an adjacent 252-unit apartment community and surrounding single-family residential neighborhoods.
- Under a half mile from Centerra's 3,000-acre master-planned community with 16,400 daily workers.



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Located in a vibrant, Lowe’s-anchored retail center near Centerra in rapidly growing east Loveland, this 1.31-acre retail pad offers excellent visibility and access. The site is minutes from Interstate 25 (approximately 84,500 ADT) and sits directly west of Centerra, providing convenient connectivity to Windsor, Greeley, and Fort Collins. The surrounding area features a dense concentration of national retailers, major employment hubs, healthcare facilities, and substantial new residential development.



The immediate trade area includes Lowe’s, Firestone Tire, Mattress Firm, Firehouse Subs, AT&T, Kohl’s, Golden Corral, and Walmart, with Banner Health Urgent Care and Blue Federal Credit Union located directly across the street. The property is less than one-half mile from Centerra’s 3,000-acre master-planned community supporting approximately 16,350 daily workers and is within walking distance of an adjacent 252-unit apartment community and nearby single-family neighborhoods.



Zoned PUD with utilities available at or near the site, this retail pad is well suited for a wide range of uses seeking strong demographics, complementary retail synergies, and a high-growth trade area.

	2 Miles	5 Miles	10 Miles
Total Households	10,703	38,468	101,507
Total Population	24,344	91,926	257,106
Average HH Income	\$96,185	\$101,098	\$117,825
Projected Population 2029	25,768	97,210	278,820



Use Category	Likely Allowed	Key Restrictions / Notes
Banks & Financial Institutions	✓ Yes	One (1) bank permitted on Outparcel 2, 3, or 4 up to 6,500 SF ; does not count toward Retail Office SF cap
Retail Offices (Customer-Facing)	✓ Yes	Max 4,000 SF per office ; 8,000 SF total in Shopping Center; permitted only on Outparcels 2, 3, and 4
Insurance Offices	✓ Yes	Must qualify as Retail Office; subject to size and location limits
Real Estate Offices	✓ Yes	Must qualify as Retail Office; subject to size and location limits
Travel Agencies	✓ Yes	Must qualify as Retail Office; subject to size and location limits
Financial Services Offices	✓ Yes	Must qualify as Retail Office; subject to size and location limits
Retail Stores (Merchandise)	✓ Yes	Must sell retail merchandise customarily found in shopping centers
Apparel / Soft Goods	✓ Yes	Standard retail use
Specialty Retail	✓ Yes	Standard retail use
Gift / Boutique Retail	✓ Yes	Standard retail use
Convenience Retail	✓ Yes	Standard retail use
Service Shops	✓ Yes	Consumer-oriented services typical of shopping centers; subject to Article III
Restaurants	✓ Yes	Alcohol sales limited to <30% of gross revenue