

FOR LEASE
VAN DE WATER PLAZA
Loveland, Colorado 80537



1,810 SF AVAILABLE



Lease Rate: \$25.00/SF NNN | NNNs: \$19.54/SF
AVAILABLE 8/1/2026



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 Slice House, Van De Water Plaza offers a unique opportunity for a retailer in the trade area.

SUITE 1395 1,810 SF | RETAIL

LEASE RATE: \$25.00/SF NNN | NNNs: \$19.54/SF

PROPERTY HIGHLIGHTS

- High traffic counts along Highway 34 (50,123 VPD)
- Minutes from I-25 (95,458 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 12,411 workers daily
- Within walking distance to an adjacent 252-apartment home community and single-family home subdivision

SPACE HIGHLIGHTS

- ~~Space has a~~ walk in cooler
- 3 compartment sink
- Hand sinks
- 400 amps
- (2) 5 ton HVAC units



Anchored retail strip center



Prime Location



Visibility to Highway 34

34 **50,123 VPD**

**1,810 SF
AVAILABLE**

Sculptor Dr.

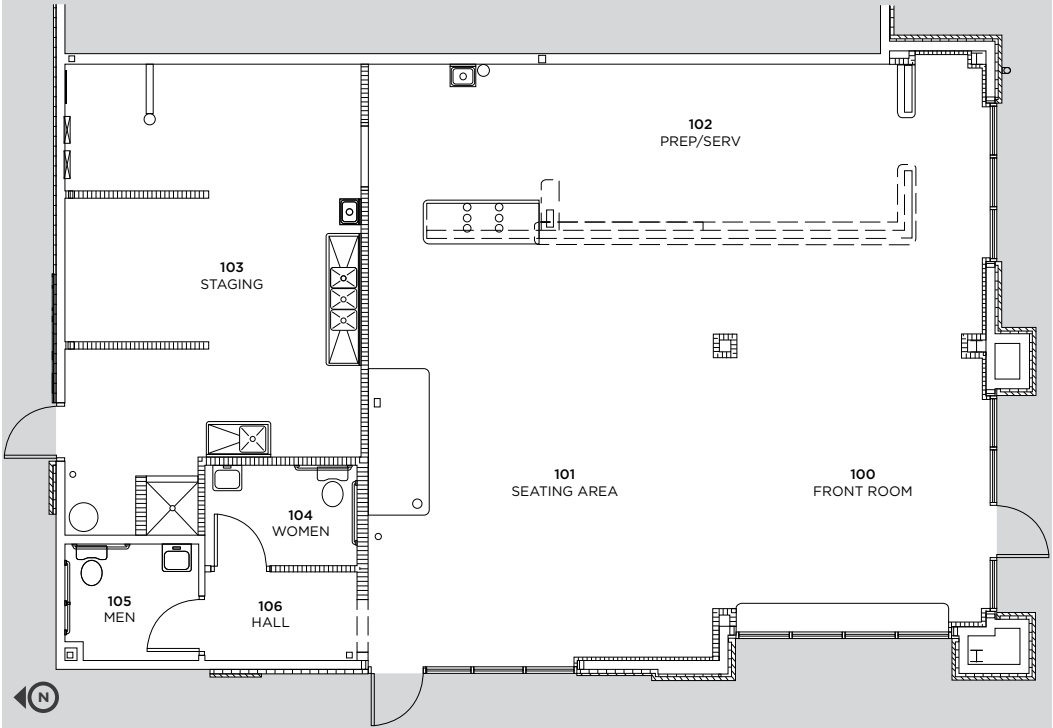
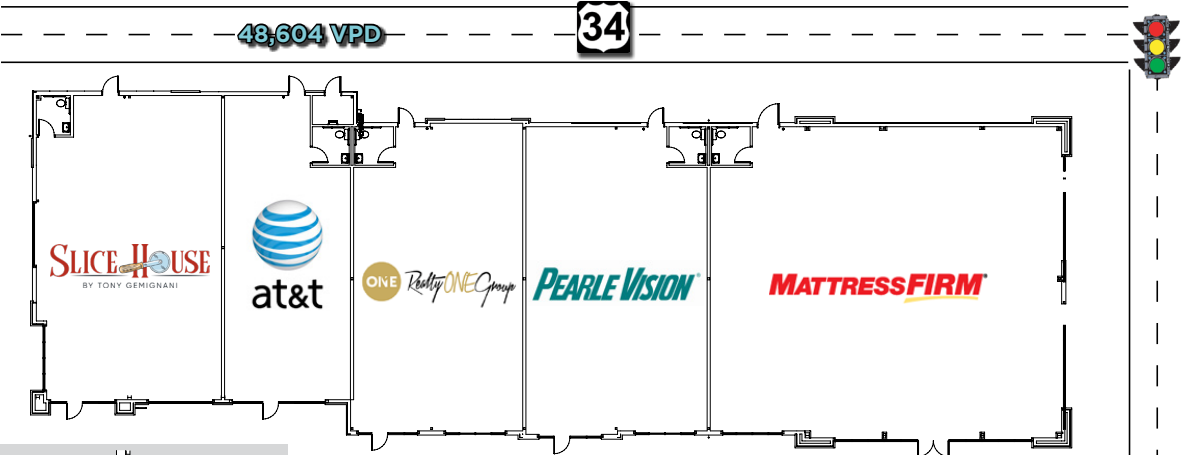


VAN DE WATER PLAZA

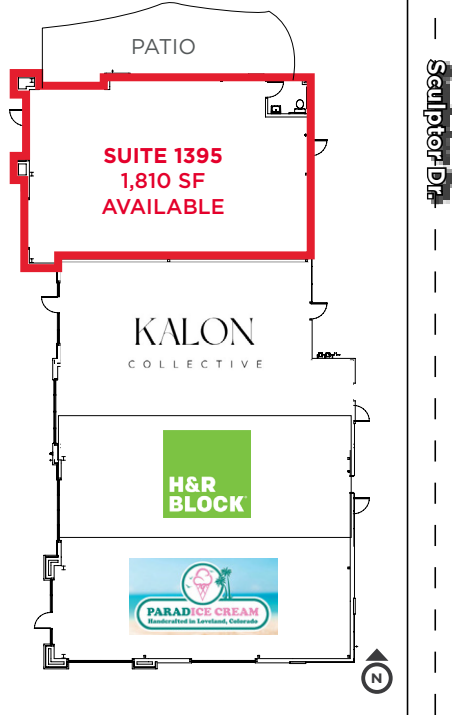
Loveland, Colorado 80537

FLOOR PLANS

For Lease



SUITE 1395 1,810 SF



VAN DE WATER PLAZA

Loveland, Colorado 80537

LOCATION OVERVIEW

For Lease

DEMOGRAPHICS	CoStar, 2026		
	2 Mile	5 Miles	10 Miles
Population	23,398	91,003	261,302
Daytime Employment	12,211	49,093	111,974
Households (HH)	10,104	37,912	102,713
Avg. HH Income	\$101,179	\$108,136	\$126,069

Boyd Lake



SUBJECT

E. Eisenhower Blvd.

34

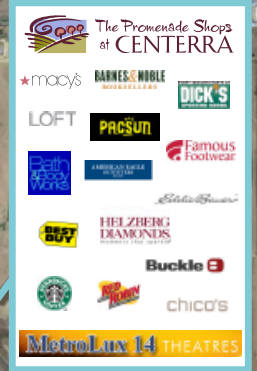
N. Boyd Lake Ave.



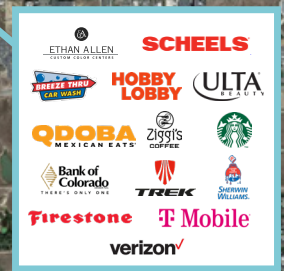
uchealth

To Fort Collins

INTERSTATE 25



RAILWAY FLATS
420 APARTMENTS



To Denver

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