

# RETAIL PAD SITE NEAR HIGHWAY 34 IN LOVELAND

1365 SCULPTOR DRIVE, LOVELAND COLORADO 80537

WATER PROVIDER:  
CITY OF  
LOVELAND



For more information:

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# EXECUTIVE SUMMARY

1365 SCULPTOR DRIVE, LOVELAND COLORADO 80537

## THE SITE

Located in the vibrant Lowe's anchored retail center near Centerra in booming east Loveland, this 1.3 acre retail pad is uniquely located near major retail, employment, health care, and an abundance of new residential development. In addition to Lowes, other nearby retailers include Firestone Tire, Mattress Firm, Firehouse Subs, Domino's Pizza, Kohl's, Golden Corral, and Walmart. Across the street is a Banner Health Urgent Care facility as well as First Tech Federal Credit Union. With PUD zoning and utilities at or near the property, this pad site is ready for a wide variety of uses that can benefit from great demographics and strong retail synergies.

## DETAILS:

- **PARCEL #:** 8517208002
- **SITE SIZE:** 1.31+/- Acres (57,063+/- SF)
- **SALE PRICE:** \$649,000
- **SCHOOL DISTRICT:** Thompson
- **ZONING DISTRICT:** PUD - Planned Unit Development
- **ENTERPRIZE ZONE:** Yes
- **CURB CUTS:** Existing curb cuts serving the property from Mountain Lion Drive and surrounding streets.

## UTILITY INFORMATION:

- **WATER:** City of Loveland
- **SEWER:** City of Loveland
- **ELECTRIC:** City of Loveland
- **GAS:** Xcel Energy

# PROPERTY HIGHLIGHTS

- Located in Van de Water Retail Center in the heart of the highly desirable US Highway 34 corridor.
- Anchored by Lowe's and Kohls, with additional national tenants Golden Corral, Firestone Tire, Mattress Firm, Dominoes Pizza, Firehouse Subs, and First Tech Federal Credit Union.
- Across the street from Banner Urgent Care and close proximity to McKee Medical Center and Medical Center of the Rockies.
- Direct access to US Highway 34 and less than 2 miles to I-25.
- Nearby outdoor recreation possibilities includes Boyd Lake and Loveland Sports Park.

SITE SIZE	1.31± Acres
SALE PRICE	\$649,000
ZONING	PUD
UTILITIES	Utilities to site

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# DEMOGRAPHICS AND ACCOLADES

## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2019 Est. Population	6,270	36,345	88,489
2024 Projected Population	7,032	40,016	96,147
Total Daytime Population	8,123	44,680	90,721
Average HH Income	\$80,976	\$85,049	\$88,496
Median Age	39.0	39.7	41.0
Bachelor's Degree or higher	24.1	23.5	25.1

Source: Site To Do Business, Sept 2019

## UNEMPLOYMENT RATES

JULY 2019

FORT COLLINS **2.5%** COLORADO **2.9%** US **3.7%**

Source: [www.deptofnumbers.com/unemployment/colorado](http://www.deptofnumbers.com/unemployment/colorado)

## LARGEST NEARBY EMPLOYERS

Scheels	Safelite
Hach Company	Heska Corporation
Thompson School District	Promenade Shops at Centerra
Crop Production Services	Outlets at Loveland
City of Loveland	Kaiser Permanente
Nutrien	UCHealth Medical Center of the Rockies
Aerotek	Kroll Factual Data
Meyer Natural Foods	Argus of Colorado
McKee Medical Center	

Source: 2019 Book of Lists; Bizwest; Northern Colorado Economic Alliance

## COMMUNITY ACCOLADES

Northern Colorado communities are consistently being recognized on “top and best of” lists.

- Ranked No. 4 The Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019
- Greeley ranks #1 nationally for growth in jobs and the economy. WalletHub. October, 2018 [View full article](#)
- Fort Collins ranked 5th Top Best Performing Cities: Milken Institute - January, 2018
- Fort Collins-Loveland, ranked #1 for ‘Top 10 Stable, Growing Markets’. Realtor.com. April, 2017
- Loveland, ranks #1 for ‘The Top 10 Boomtowns of 2015’. [www.Smartasset.com](http://www.Smartasset.com). January, 2016 [View full article](#)
- Greeley, Fort Collins, Boulder metro areas make ‘Best Performing Cities’ list. Bizwest. December, 2015 [View full article](#)
- Greeley, ‘Best Small and Medium-Size Cities for Jobs 2015’. Forbes, June, 2015
- Weld County employment increase ranks county #1 in nation. Bizwest. September, 2014 [View full article](#)
- Fort Collins-Loveland ranks #1 City Satisfaction, Gallup-Healthways Well-Being Index. April, 2014
- Fort Collins #7, Best Places for Business & Careers, Forbes, August, 2013

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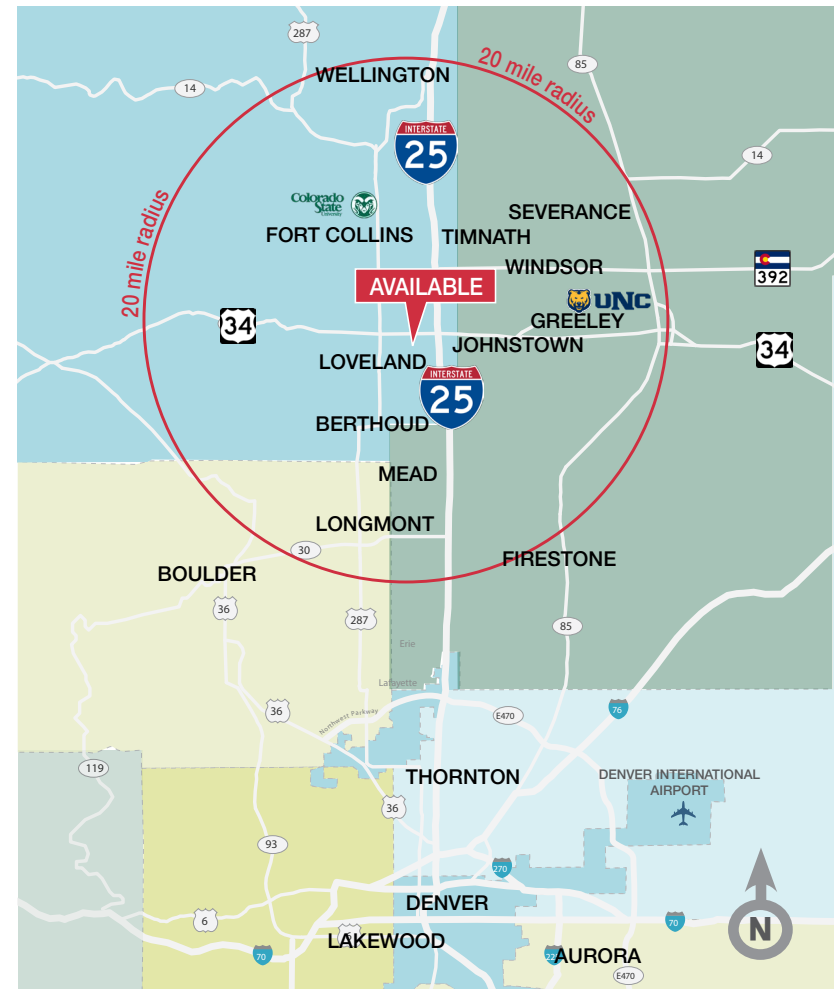
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# MARKET OVERVIEW & AREA INFORMATION

- **POPULATION:** Northern Colorado is one of the fastest growing areas in Colorado with a current population of approximately 887,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: Colorado State University (33,877+ students) and the University of Northern Colorado (12,862+ students). Both are significant employers and contribute greatly to the vibrancy of the local economy by providing jobs, an educated workforce, and technology transfer to the private sector.
- **MAJOR EMPLOYERS:** UHealth, Banner Health, Agrium, State Farm Insurance, JBS USA, HP, Intel, Broadcom, Comcast, CSU, Woodward, New Belgium Brewery, Odell Brewing Co., Otter Box, City of Fort Collins, Larimer County, and more.
- **NEARBY AMENITIES:** Extensive shopping and dining, cultural and recreational amenities, numerous golf courses and health care facilities.

**OVER 670,000 PEOPLE IN WITHIN A 20 MILE RADIUS OF PROPERTY**



**LOCATION**

**ENTERTAINMENT**

**DESIRABILITY**



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