

RETAIL PAD SITE NEAR HIGHWAY 34 IN LOVELAND

1365 SCULPTOR DRIVE, LOVELAND COLORADO 80537

Within Lowe's
Anchored Retail
Center



For more information:

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EXECUTIVE SUMMARY

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THE SITE

Located in the vibrant Lowe's anchored retail center near Centerra in booming east Loveland, this 1.31 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, AT&T, Pearle Vision, 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. Seller financing or build-to-suit options available for qualified buyers and tenants.

DETAILS:

- **PARCEL #:** 8517208002
- **SITE SIZE:** 1.31+/- Acres (57,063+/- SF)
- **SALE PRICE:** \$699,000
- **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 AT&E, Pearle Vision, 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	\$699,000
ZONING	PUD
UTILITIES	Utilities to site

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DEMOGRAPHICS AND ACCOLADES

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2021 Est. Population	6,272	38,191	91,532
2026 Projected Population	7,028	41,821	99,474
Average HH Income	\$94,734	\$95,659	\$97,770
Median Age	39.5	40.1	41.4
Bachelor's Degree or higher	40.6	38.6	40.4

Source: ESRI, April 2022

LARGEST NEARBY EMPLOYERS

Scheels
Hach Company
Thompson School District
Crop Production Services
City of Loveland
Nutrien
Aerotek
Meyer Natural Foods
McKee Medical Center

Safelite
Heska Corporation
Promenade Shops at Centerra
Outlets at Loveland
Kaiser Permanente
UCHealth Medical Center of the Rockies
Kroll Factual Data
Argus of Colorado

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

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COMMUNITY ACCOLADES

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

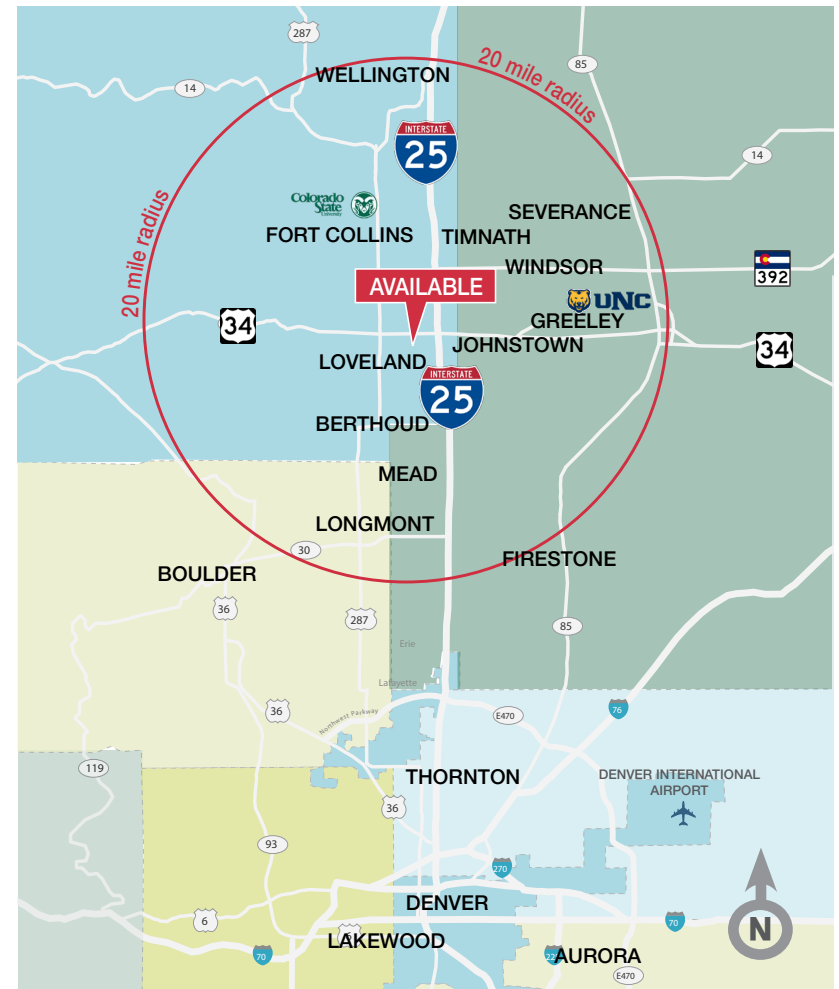
- Fort Collins ranked #1 for ‘The 2020 Top 100 Best Places to Live in America’ - Livability.com. 2022
- Ranked No. 5 The Best Housing Markets for Growth and Stability in 2019: SmartAsset - March 2022
- Fort Collins #27, Best Places for Business & Careers, Forbes, August, 2019
- Greeley ranks #1 nationally for growth in jobs and the economy. WalletHub. October, 2018 [View full article](#)
- Weld County ranks #3 nationwide for job growth. Denver Post. March 2018
- Fort Collins-Loveland ranks #7 City Satisfaction, Gallup-Healthways Well-Being Index. April, 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. 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

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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 909,000 (30 mile radius from I-25 and US 34).
- **EDUCATION:** Northern Colorado features two major universities: Colorado State University (33,000+ 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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