

Featured Property



NEIGHBORHOOD RETAIL FOR LEASE!

8196 COLORADO BLVD, UNIT N5



Located on Colorado Blvd, at Grant Ave. in the busy **Firestone Safeway-anchored shopping center, Unit N5** is the last available unit!

The center is anchored by top-performing **Safeway** and **Ace Hardware** stores, supported by a variety of thriving restaurants and services, and surrounded by residential and recreational land uses.

This unit offers an ideal opportunity for your retail or service business!



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Contact a member of the Firestone Economic Development team for more information on this property, or other properties in the Town of Firestone!

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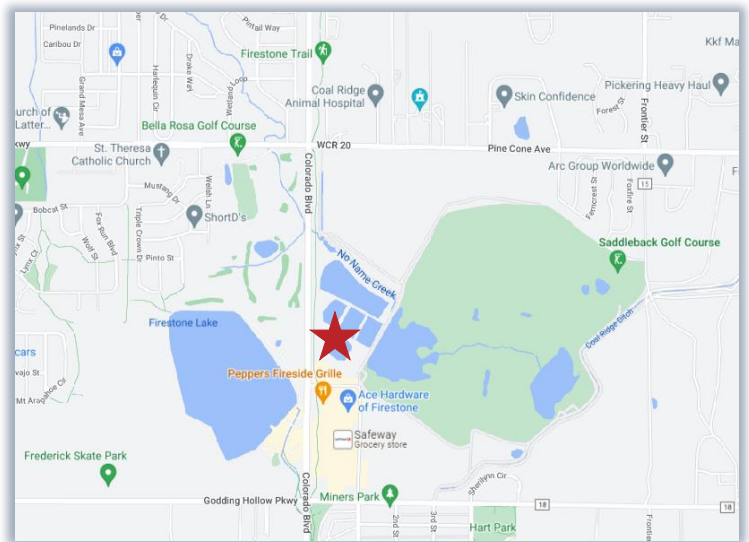
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8196 COLORADO BLVD, UNIT N5

- Last Unit Available for Lease -
Lease Rate: \$22.00 / RSF NNN



Property Features:

- Available SF: 1,440 SF
- Lease Rate: \$22.00 / RSF NNN
- Operating Expenses: \$13.16 / RSF
- No Weld County sales tax – sales tax is only 6.5%
- Busy shopping center anchored by top-performing **Safeway** and **Ace Hardware** stores, supported by a strong mix of thriving restaurants, medical, dental, office, retail and personal services businesses.
- The surrounding area is a **recreational and nature hub** that includes the **Firestone Trail** and a network of connecting trails, **Saddleback and Bella Rosa Golf Courses**, Town of Firestone parks with amenities to support a variety of sports interests, and the Frederick Recreation Area with Milavec Lake and the Frederick Skate Park.
- **Goods and services not currently located in Firestone** include shipping and printing, cards and gifts, apparel and shoes, dance studios, and craft/hobby supply stores.

Contact the Economic Development team for a report showing area traffic and visitor demographic data!