

# Featured Property



## RETAIL/OFFICE AVAILABLE FOR PRE-LEASE! 10945 COLORADO BLVD – FIRESTONE CROSSING

RESERVE YOUR UNIT  
TODAY!



### New retail/office opportunity in Firestone!

Planned construction of modern, multi-unit retail/office building. Located SW of Firestone and Colorado Blvds., across from the busy **King Soopers**-anchored High Plains Marketplace, in the thriving **Firestone Crossing** commercial area.

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



HARBOUR COMMERCIAL, LLC  
(720) 282-5774  
[WWW.FIRESTONECROSSING.COM](http://WWW.FIRESTONECROSSING.COM)

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

Paula Mehle | 303-531-6265 | [pmehle@firestone.gov](mailto:pmehle@firestone.gov)  
Michelle Magelssen | 303-531-6263 | [mmagelssen@firestone.gov](mailto:mmagelssen@firestone.gov)

# Featured Property



## 10945 N COLORADO BLVD – FIRESTONE CROSSING

- Now Available for Pre-Lease from \$27.00 NNN (~\$2,800/Month) -

### Property Features:

- Unique property offering modern retail façade with lots of glass on both first and second level of the store front, and 14' x 14' garage access on the back.
- Units are 1,250 – 1,750 SF and may be combined for larger users. Corner units provide the opportunity for outdoor seating.
- Site is surrounded by thriving retailers: **McDonald's, Les Schwab Tires, Walgreens, Auto Zone, Ziggi's Coffee, and Busy Bee Preschool.**
- Proximity to Firestone Regional Sports Complex, the Firestone Trail, and Firestone Central Park may present opportunities for sports and recreation businesses.
- **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.



Firestone Regional Sports Complex

### Firestone Central Park

The park master plan includes ball and sports fields for tournaments, a recreation facility, and other community amenities.

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