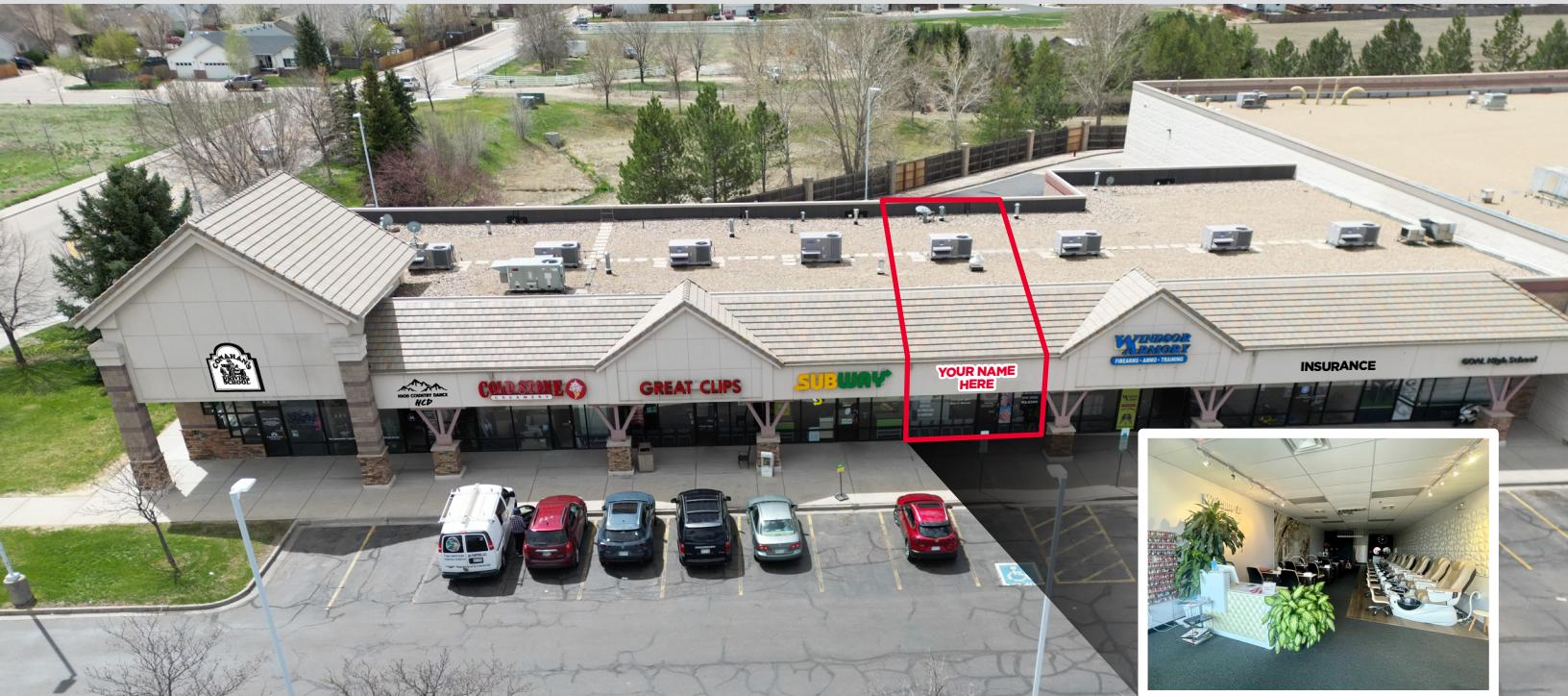


1525 MAIN STREET

SUITE B3 | WINDSOR, COLORADO 80550



RETAIL SPACE AVAILABLE FOR LEASE

This highly desired end-cap suite is available in a busy Safeway anchored shopping center, offering high visibility. The location features easy access and ample parking. This newer center is well maintained and contemporary. The national tenants include Safeway, Domino's, Starbucks, Subway, Cold Stone, Sage Dermatology and Great Clips.

Please see reverse for aerial and site plan.

PROPERTY FEATURES

Building Size	23,073 SF
Signage	Building & Monument
Year Built	2001
Parking	327 Spaces
Frontage	Main Street 677'

JOIN



AVAILABILITIES

Suite	SF	Lease Rate	Available
Suite B3	1,200	\$20.00 - \$22.00/SF NNN	Within 30 days' notice

Estimated NNNs: \$12.71/SF

DEMOGRAPHICS

CoStar, 2024

	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	18,275	68,248	271,797
2029 Pop. Projection	21,454	79,431	300,336
2024 Household	6,679	23,988	106,497
Average HH Income	\$119,866	\$143,181	\$118,996

TRAFFIC COUNT

CDOT, 2024

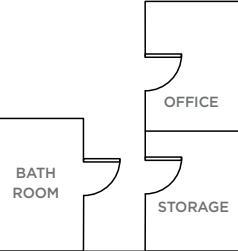
Street	Vehicles Per Day
Highway 392/Main Street	21,854 VPD
15th Street	10,456 VPD

1525 MAIN STREET

SUITE B3 | WINDSOR, COLORADO 80550

MAIN STREET

Suite	Tenant	SF
A1	Domino's Pizza	1,440
A2/3	Benchmark Central	2,820
A4/5	CO In Motion	3,700
A6	Sage Dermatology	2,500
B-1	GOAL Academy	2,164
B-1B	Insurance	1,200
B2	Poudre Vapor Shack	1,800
B3	Available	1,200
B4	Subway	1,200
B5	Great Clips	1,170
B6	Cold Stone	1,170
B7	High Country Dance	1,200
B8	Conahanas Driving School	1,120


SUITE B3


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