

1,600 SF DRIVE-THRU AVAILABLE

4650 ROYAL VISTA CIRCLE

WINDSOR, CO 80528



DRIVE-THRU FOR LEASE



**CUSHMAN &
WAKEFIELD**

BUILDING HIGHLIGHTS

1,600 SF
AVAILABLE SF

**LEASE RATE:
CONTACT BROKERS**



COVERED
DRIVE-THRU



TENANT FINISH
ALLOWANCE
AVAILABLE



LOCATED AT
HWY 392 EXIT
ALONG I-25



THREE
MONUMENT
SIGNS



THREE DEDICATED
PARKING SPACES &
35 ADDTL. SPACES



1.5" WATER LINE
& 4" SANITARY
SEWER



GREASE
INTERCEPTOR
INSTALLED



TWO DEDICATED
PATIOS



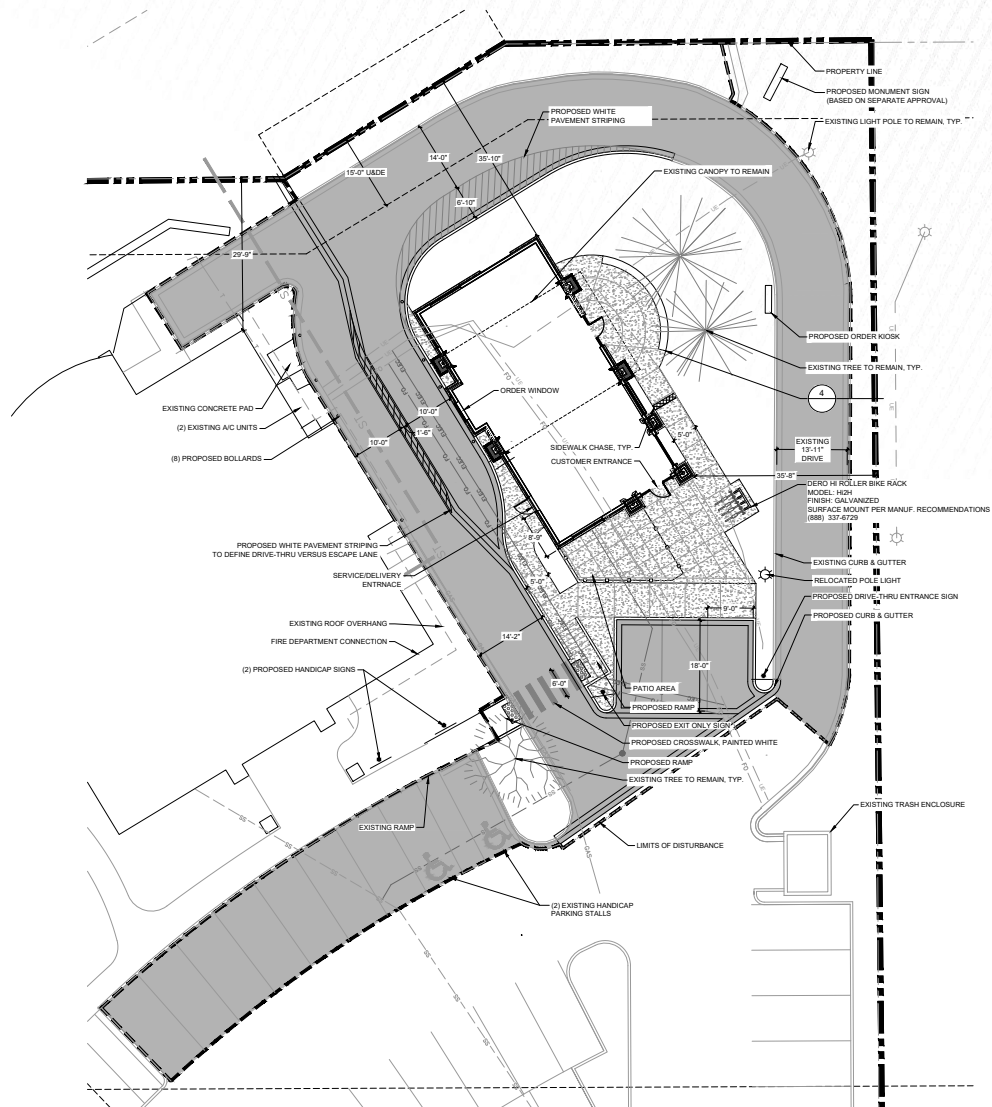
3-PHASE,
608 AMPS



NEW BRICK
CONSTRUCTION



SITE PLAN



THE LOCATION

	2 Mile	5 Mile	10 Mile
2023 Population	7,576	89,832	355,217
2028 Proj. Population	8,272	95,154	348,438
2023 Households (HH)	3,008	34,756	133,540
Avg. HH Income	\$162,130	\$125,298	\$102,126
Daytime Employees	2,983	45,888	159,274

	Vehicles Per Day
Hwy 392	19,000 VPD
I-25	83,000 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

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