

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



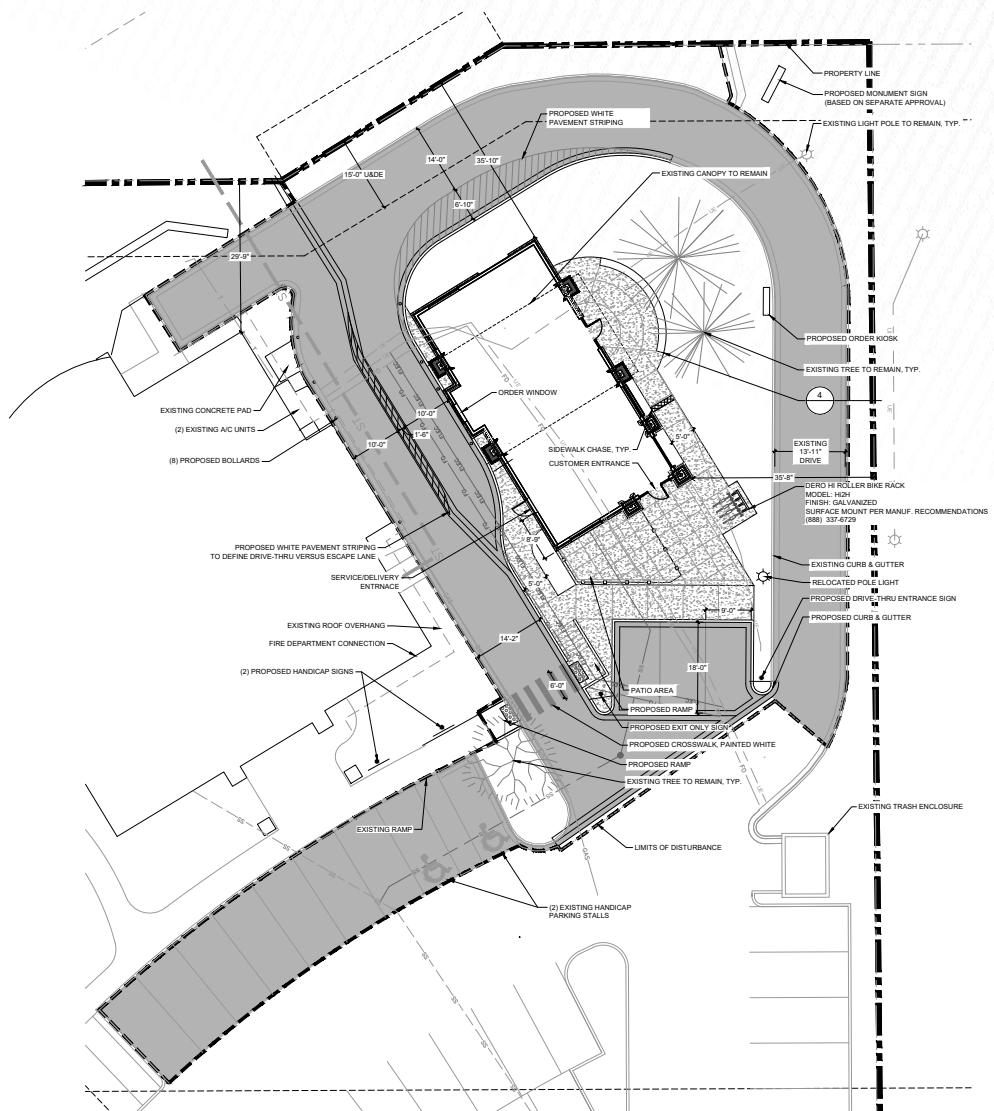
3-PHASE,  
608 AMPS



NEW BRICK  
CONSTRUCTION



# SITE PLAN



# THE LOCATION

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

	Vehicles Per Day
<b>Hwy 392</b>	19,000 VPD
<b>I-25</b>	83,000 VPD



## FOR MORE INFORMATION, PLEASE CONTACT:

**Aki Palmer**  
**Executive Director**  
**+1 970 267 7727**  
**aki.palmer@cushwake.com**

**Cole Vanmeveren**  
**Director**  
**+1 970 219 3802**  
**cole.vanmeveren@cushwake.com**

