

10956 CIMMARON STREET FIRESTONE, CO 80504

0.91 ACRE PAD SITE FOR SALE



PROPERTY SUMMARY

Located in Firestone's rapidly growing retail and residential corridor, 10956 Cimmaron Street offers strong visibility and convenient access near the signalized intersection of Firestone Boulevard and Colorado Boulevard with direct connectivity to Interstate 25. Surrounded by major retailers including Walgreens, the King Soopers shopping center, and UHealth Emergency Room, the property benefits from approximately 3.3 million annual visits (Placer.ai). Utilities are at or adjacent to the site, making this a well-positioned commercial opportunity in a high-growth area.

PROPERTY DETAILS

- 0.91 Acres (39,676 SF)
- Zoning NC (Neighborhood Center)
- Utilities at, or adjacent to, site
- Sale Price \$475,000
- City/County Firestone/Weld





CONTACT INFO

Aki Palmer

Executive Managing Director
Direct: +1 720 299 8733
aki.palmer@cushwake.com

Cole VanMeveren

Senior Director
Direct: +1 970 219 3802
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com

