

1525 MAIN STREET

SUITE B3 & B7 | WINDSOR, COLORADO 80550



RETAIL SPACE AVAILABLE FOR LEASE

Retail suites 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

JOIN



AVAILABILITIES

Suite	SF	Asking Rate	Available
Suite B3	1,200	\$22.00 - \$24.00/SF NNN	Within 30 days' notice
Suite B7	1,200	\$22.00 - \$24.00/SF NNN	Within 30 days' notice
<i>Estimated NNNs: \$12.71/SF</i>			

DEMOGRAPHICS

CoStar, 2025

	2 Miles	5 Miles	10 Miles
2025 Population (Pop.)	18,834	65,130	271,797
2030 Pop. Projection	20,680	71,611	297,442
2025 Household	6,905	23,036	105,569
Avg. Household Income	\$123,763	\$148,870	\$125,363

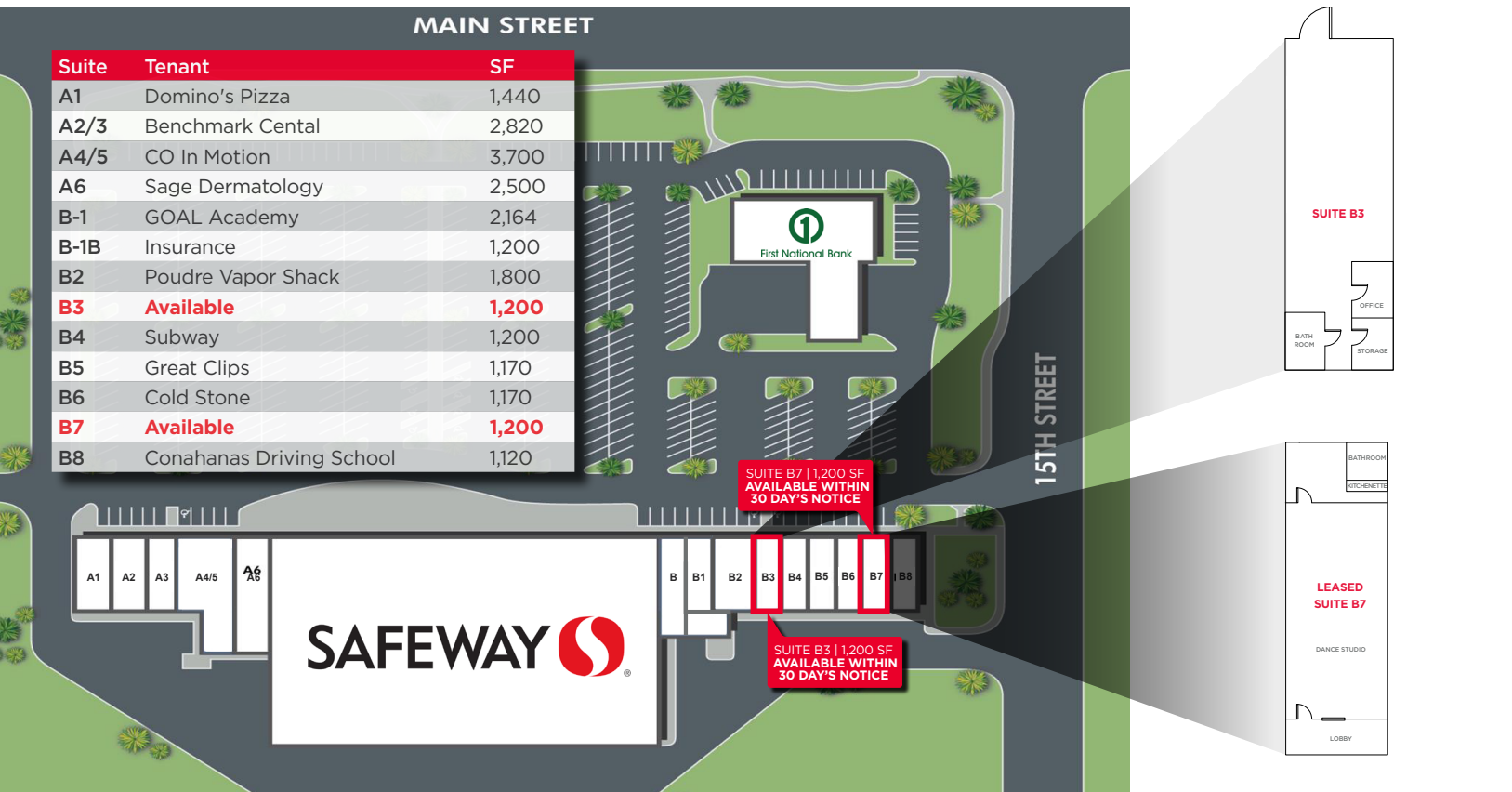
TRAFFIC COUNT

CDOT, 2025

Street	Vehicles Per Day
Highway 392/Main Street	36,600 VPD
15th Street	10,780 VPD

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For more information, please contact:

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