

CLASS A RETAIL FOR LEASE

Retail For Lease
6130 Firestone Boulevard | Firestone, CO 80520



Space Overview

Property Type	Retail
Building	5 Star New Build
Available SF	1,100 - 6,300
Lease Rate	\$26.50 PSF NNN
NNN	Yes
Building Size	92,372
Floors	1
Year Built	2020
Parking	Ample
Drive Thru	Approved

Property Overview

Excellent opportunity to lease a highly visible, Class A retail location Grocery Anchored by King Soopers. Ample parking and great access make this an excellent location for convenience, fitness, education, coffee, quick serve and many other uses. The location sits right on a major arterial and services a large area of Northern Colorado. Quick access to I-25 makes this a great location for commuters and residents in the area. Drive thru approved for the end cap.

Location Overview

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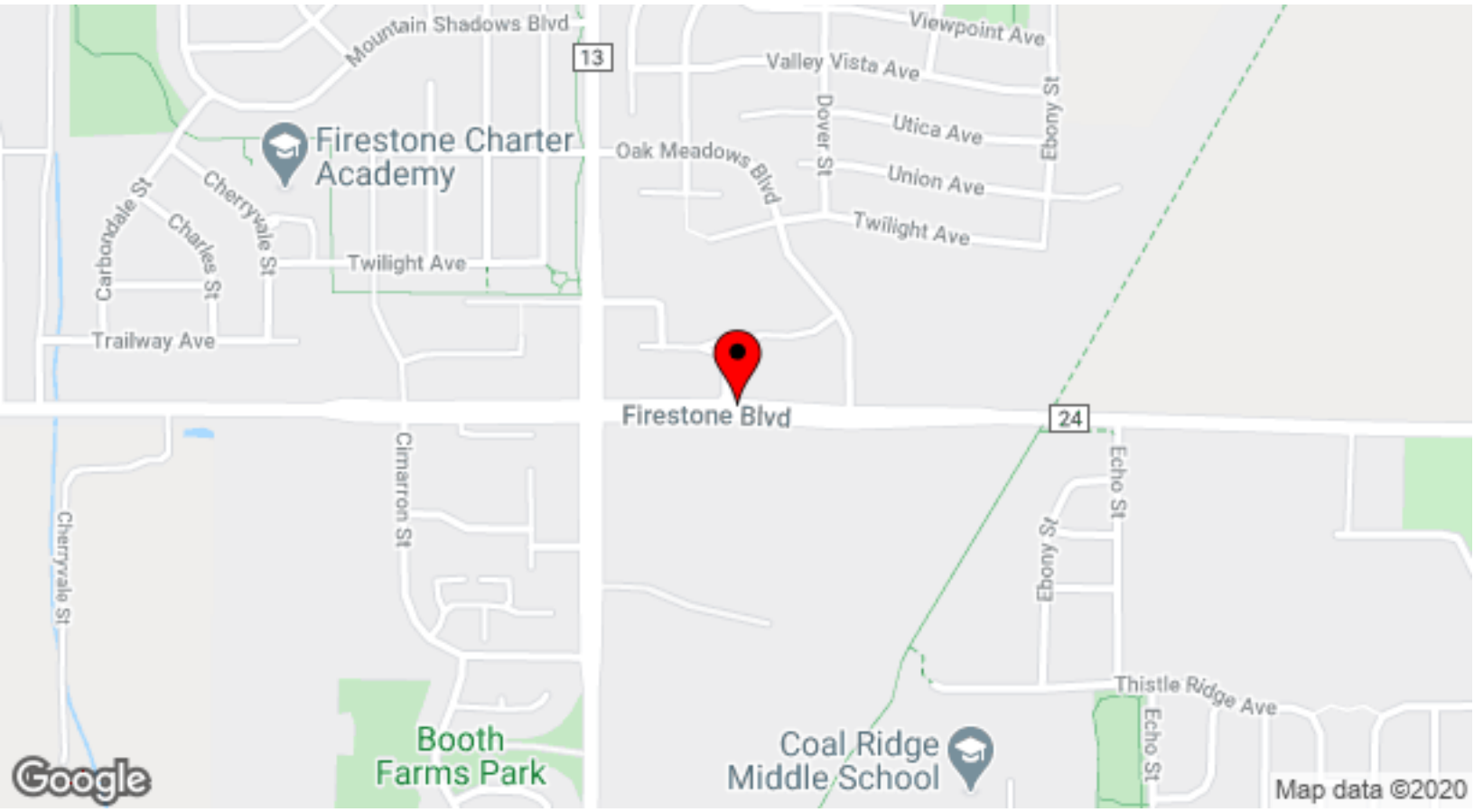
PROPERTY PHOTOS

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6130 Firestone Boulevard | Firestone, CO 80520



LOCATION

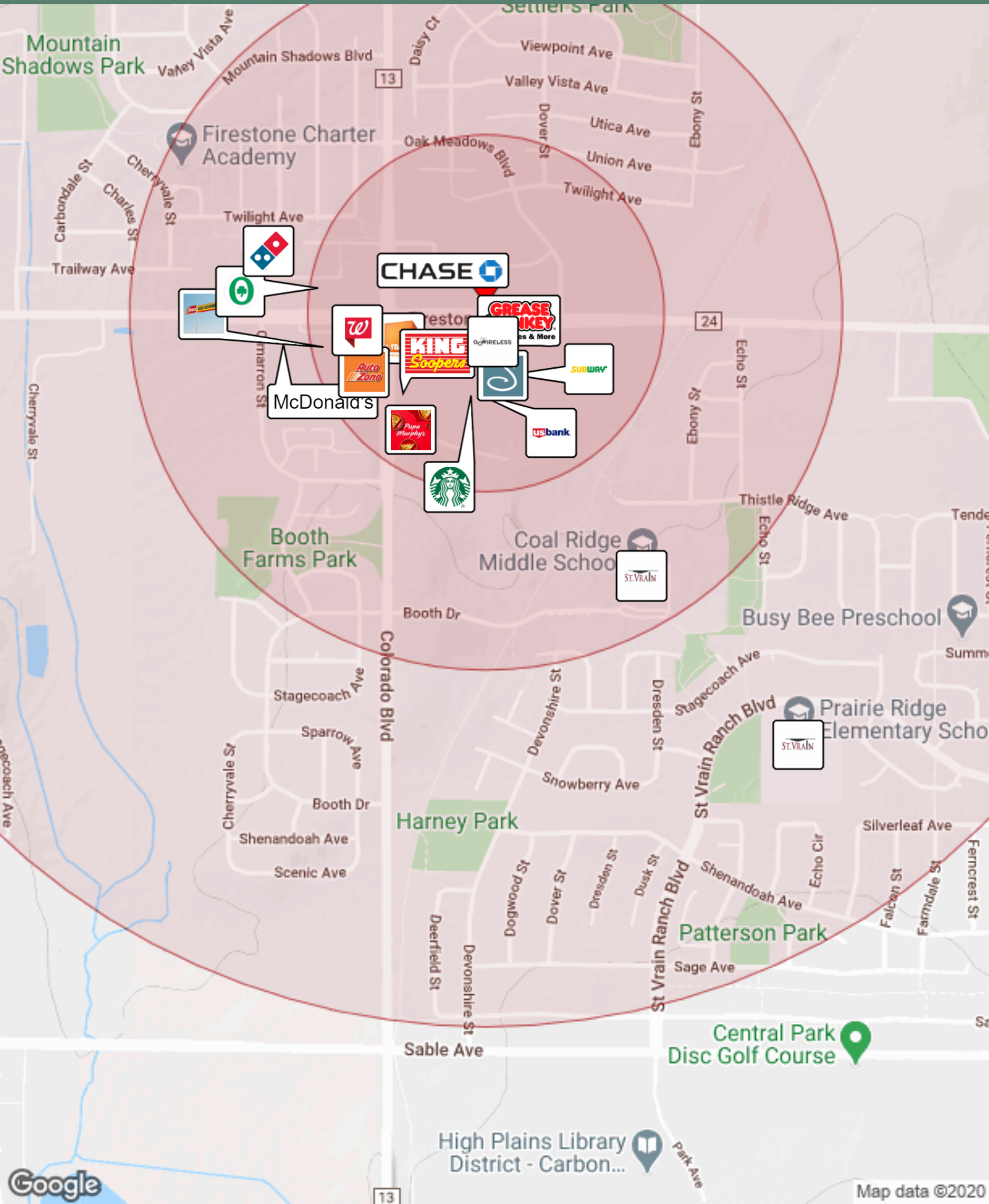
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PHIL KUBAT
(303) 981-1936
phil@transworldcre.com

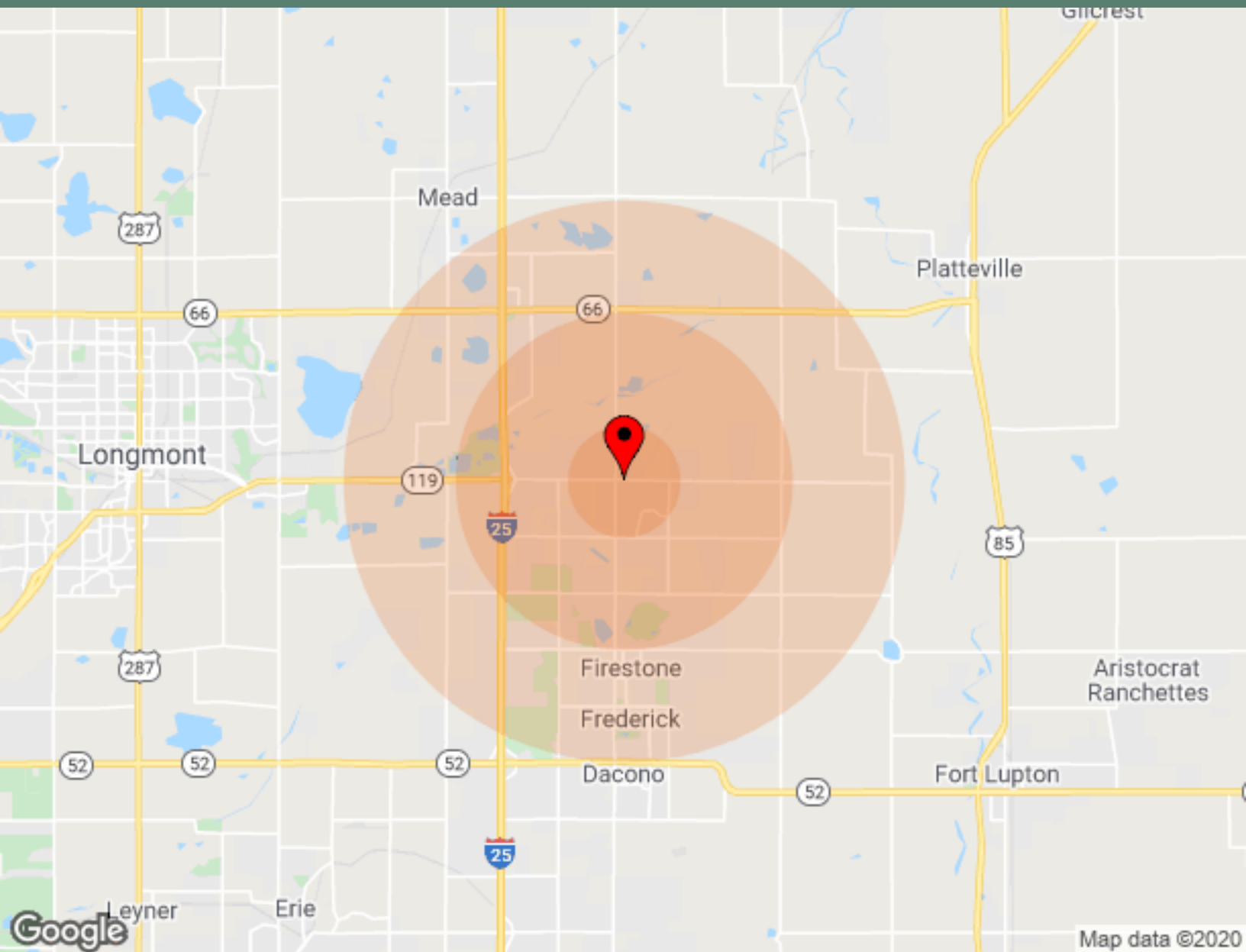
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,637	7,002	12,333
Female	4,017	7,534	13,559
Total Population	7,654	14,536	25,892
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,984	3,654	6,161
Ages 15-24	1,277	2,336	3,993
Ages 55-64	702	1,507	3,086
Ages 65+	891	2,081	3,522
Race	1 Mile	3 Miles	5 Miles
White	7,111	13,568	23,684
Black	18	20	24
Am In/AK Nat	N/A	10	13
Hawaiian	N/A	N/A	N/A
Hispanic	810	1,370	3,233
Multi-Racial	930	1,680	3,894

Income	1 Mile	3 Miles	5 Miles
Median	\$98,360	\$90,817	\$89,667
< \$15,000	19	141	377
\$15,000-\$24,999	53	176	482
\$25,000-\$34,999	43	116	291
\$35,000-\$49,999	140	437	858
\$50,000-\$74,999	522	1,029	2,080
\$75,000-\$99,999	571	1,080	1,766
\$10,000-\$149,999	612	1,180	1,824
\$150,000-\$199,999	307	407	717
> \$200,000	99	143	308
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,213	4,612	8,967
Occupied	2,132	4,358	8,492
Owner Occupied	1,945	3,871	7,423
Renter Occupied	187	487	1,069
Vacant	81	254	475

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC

Broker