



FOR LEASE | OFFICE

COLORADO FEED AND GRAIN

4138 Main Street, Timnath, CO 80547



LEASE OVERVIEW

AVAILABLE SF:	1,018 - 2,530 SF
LEASE RATE:	\$18 SF (NNN) Unit A \$15 SF (NNN) Unit B
LOT SIZE:	0.49 Acres
BUILDING SIZE:	16,411 SF
YEAR BUILT:	1920
RENOVATED:	2015
ZONING:	Commercial

PROPERTY DESCRIPTION

There is a great opportunity to become part of the new and revitalized landmark known as the Colorado Feed and Grain located in Timnath, Colorado. The property owners are bringing this landmark back to life with brand new finishes throughout the West half of the building. The building will be equipped with an exterior elevator for all three levels.

Unit A on the main floor unit is a total of 2,854 SF. The space can be used as office or restaurant space. If the main floor is occupied by a restaurant user, the space is already equipped with a 1500 gallon grease trap. South/West sliding glass doors with an occupancy up to 114 patrons.

Unit B, the second story office/restaurant space, consists of 1,018 SF of Westerly views, sliding glass doors that open to the wrap around deck with an occupancy load of up to 56 restaurant patrons.

Unit C is basement space that is approximately 2,530 SF and can be used for storage and has elevator access as well.



JERRY CHILSON
Senior Advisor, Northern Colorado Division
970.691.5400
jerry.chilson@svn.com

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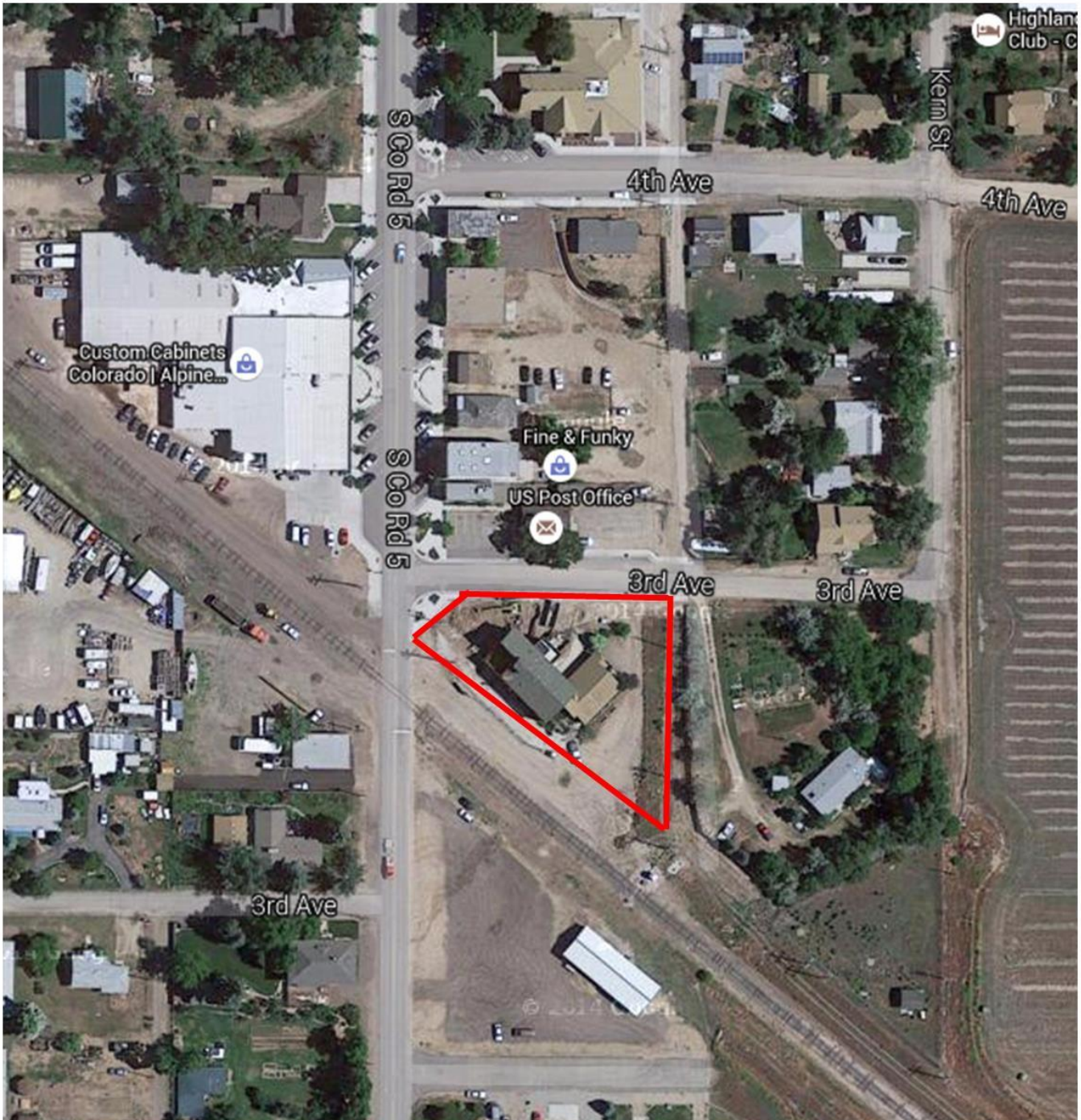


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Aerial



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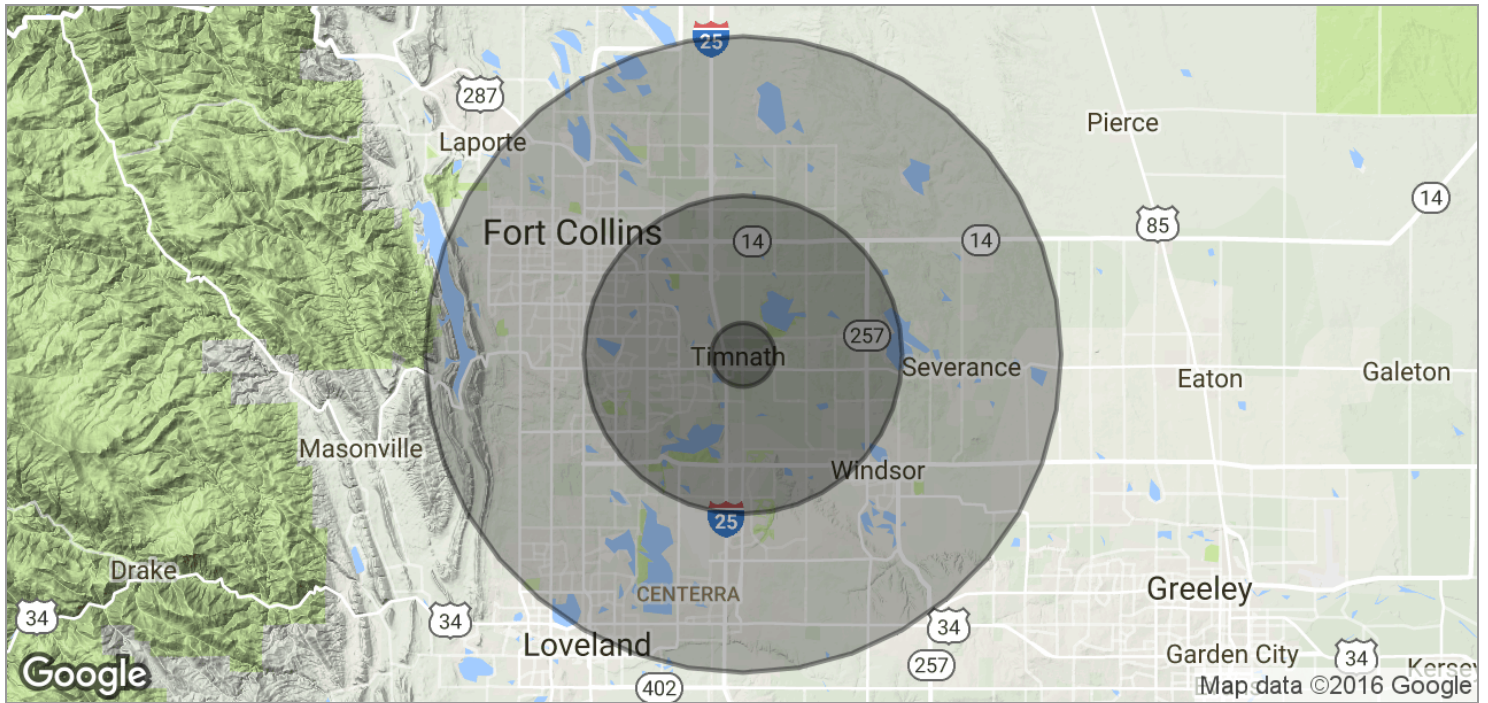
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	721	52,318	244,441
MEDIAN AGE	43.0	35.7	33.7
MEDIAN AGE (MALE)	43.0	34.7	33.0
MEDIAN AGE (FEMALE)	43.1	36.5	34.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	249	18,745	96,458
# OF PERSONS PER HH	2.9	2.8	2.5
AVERAGE HH INCOME	\$99,804	\$90,544	\$72,562
AVERAGE HOUSE VALUE	\$335,895	\$293,612	\$265,508



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