RETAIL FOR LEASE

FORT LUPTON COMMUNITY SHOPPING CENTER
1200 DEXTER STREET
FORT LUPTON, COLORADO 80621

The number one intersection at the fast growing community of Fort Lupton.

Join this busy and highly visible SAFEWAY (WITH GAS) anchored retail center in the heart of Fort Lupton in Weld County, Colorado.

Join Great Clips, H&R Block, Dominos, Nails, Great Wall Restaurant, Subway, State Farm Insurance, Cricket, United Power and new Bubbles N Bows Pet Grooming.

PROPERTY STATISTICS			
BUILDING		**SITE**	
SIZE	16,320 SF	**SITE SIZE**	2.073 acres
YOC	2004	**PARKING**	Surface
MATERIALS	Steel & Block	**ZONING**	Commercial
CAM (2018)	$7.15	**TAXES 2018**	$52,497.46

FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM—303/692-1816
6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com

COMMERCIAL Real Estate REALTOR® CCIM

John Propp COMMERCIAL GROUP

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HALLIBURTON ENERGY SERVICES is in oil and gas field services will employ 300 in this $20 million facility to draw oil and gas with horizontal drilling and hydraulic fracking. Will attract other oil companies to the area.

Vestas The world's largest wind-energy manufacturer built a $290 million wind turbine complex. The 178-acre Brighton site makes blades and assemble the nacelles that wind turbines use to generate power and employs 1,500.

Demographic Information (2017)

Radius	1-mile	3-mile	5-mile
Population	8,059	9,826	13,602
Households	2,630	3,224	4,459
Median Income	$57,670	$61,074	$66,342
Traffic Count	12,000		

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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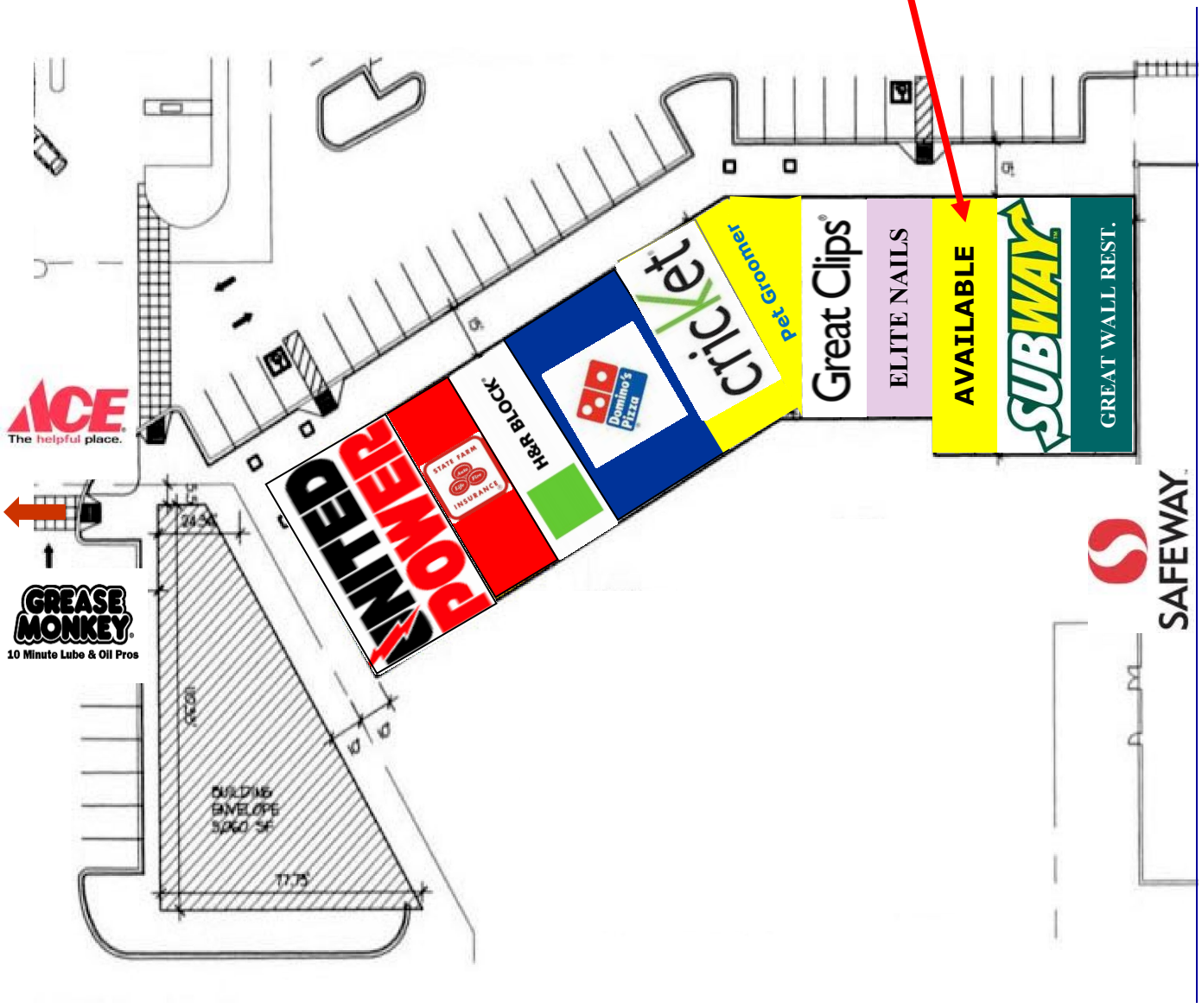
Base Rental Rate $15.00

CAM $7.15

Unit 3 — 1,400 SF

Base Rent	$1,750.00
CAM	$ 834.17
Monthly Rent	$2,584.16



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