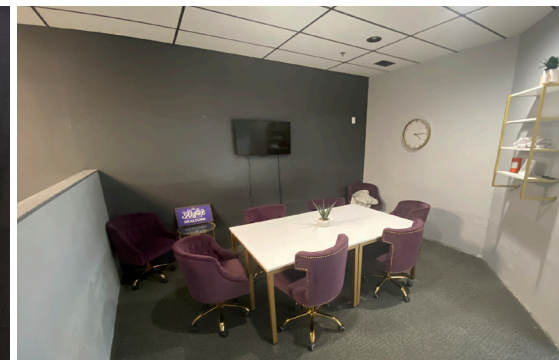


1525 MAIN STREET
SUITE B8 | WINDSOR, COLORADO 80550



1,120 SF ENDCAP OFFICE SPACE AVAILABLE

Lease Rate: \$18.00 - \$20.00/SF NNN | NNN: \$9.83/SF (Estimated)

This highly desired end-cap suite 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 677'

DEMOGRAPHICS

CoStar, 2023

	1 Mile	3 Miles	5 Miles
2023 Population (Pop.)	4,457	32,013	58,223
2028 Pop. Projection	4,690	34,762	64,012
Daytime Population	2,723	8,001	21,975
Average HH Income	\$109,395	\$134,944	\$131,593

TRAFFIC COUNT

CDOT, 2022

Street	Vehicles Per Day
Highway 392/Main Street	19,557 VPD
15th Street	9,000 VPD

JOIN

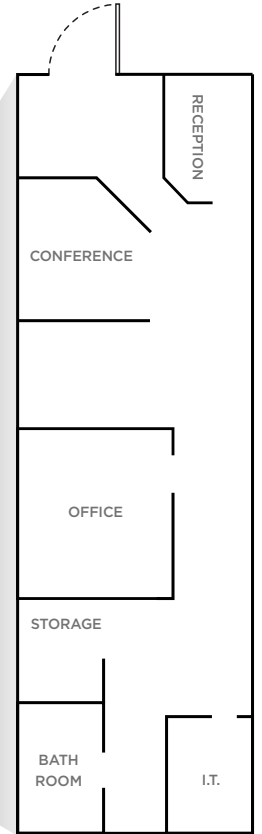
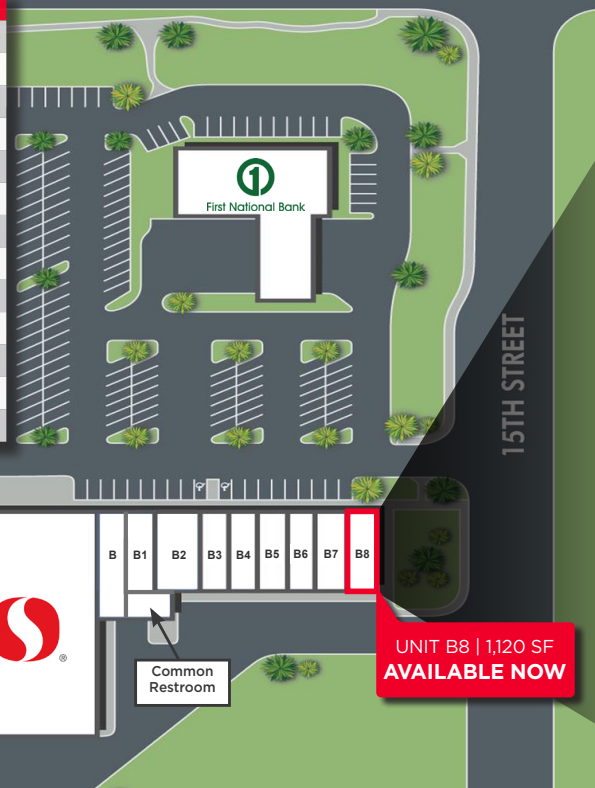


1525 MAIN STREET

SUITE B8 | WINDSOR, COLORADO 80550

MAIN STREET

Unit	Tenant	SF
A1	Domino's Pizza	1,440
A2/3	Benchmark Cental	2,820
A4/5	CO In Motion	3,700
A6	Sage Dermatology	2,500
B-1	GOAL Academy	2,164
B1	Columbine Medical Equipment	1,200
B2	Poudre Vapor Shack	1,800
B3	BB Nails	1,200
B4	Subway	1,200
B5	Great Clips	1,170
B6	Cold Stone	1,170
B7	Modern Apothecary	1,200
B8	Available	1,120



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