

FIRESTONE SAFEWAY MARKETPLACE

8110 & 8196 COLORADO BOULEVARD,
FIRESTONE, CO 80504

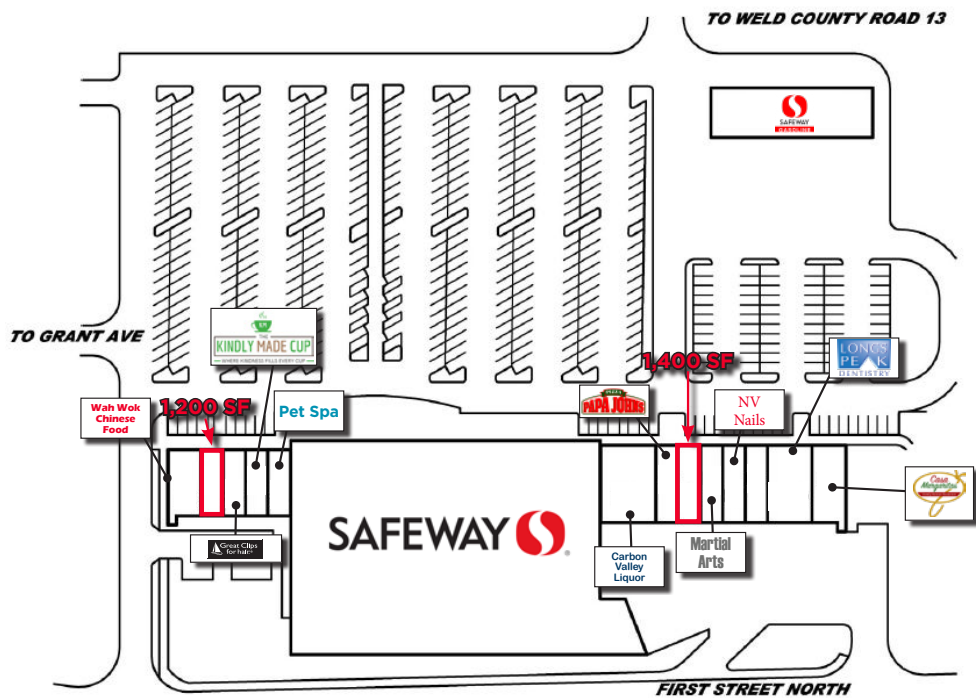


RETAIL / OFFICE SPACE AVAILABLE COLORADO BOULEVARD | SAFEWAY-ANCHORED CENTER

Firestone Safeway Marketplace is a highly desired national grocery anchored shopping center in the heart of Carbon Valley and a 1/2 mile North of Frederick High School. This shopping center has a strong tenant mix which includes Casa Margaritas, Subway, Great Clips, Papa Johns, Safeway gas station, and more. The high traffic count, great visibility, excellent accessibility, abundant parking and monument signage make this an ideal retail location. *Please see reverse for aerial.*

SUITE	SIZE	LEASE RATE	AVAILABILITY
Suite N-5	1,400 SF	\$22.00/SF NNN	Now
Suite S-4	1,200 SF	\$22.00-24.00/SF NNN	30 Day Notice

**Estimated NNN expenses of \$13.16/SF*



FIRESTONE SAFEWAY MARKETPLACE

8110 & 8196 COLORADO BOULEVARD,
FIRESTONE, CO 80504



For more information, please contact:

AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Senior Associate
+1 303 218 3268
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419
cushmanwakefield.com