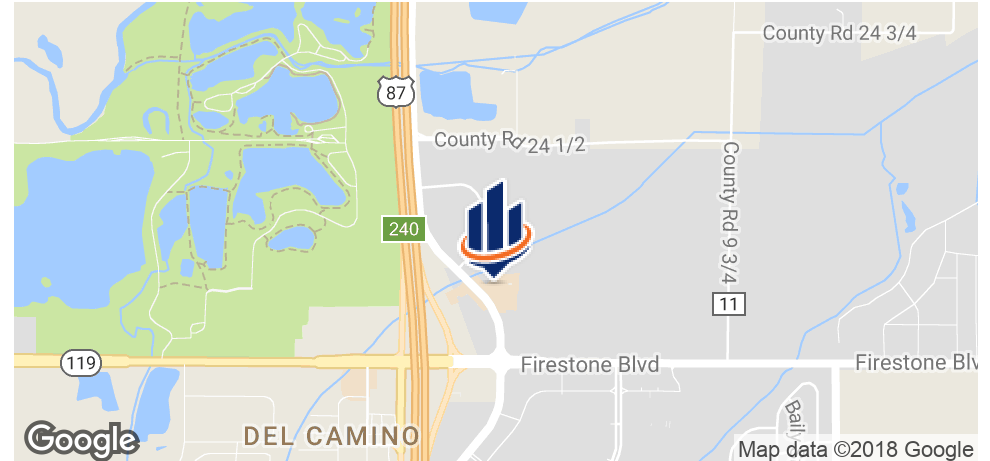


FIRESTONE PLAZA

4217 UNION STREET
FIRESTONE, CO 80504

Cobey Wess
Senior Advisor, Northern Colorado
Division
970.691.1140
cobey.wess@svn.com





OFFERING SUMMARY

Sale Price: \$630,000.00

Price/SF: \$7.57

Lot Size: 1.912 Acres

Buildable SF 24,995

Zoning: Regional Commercial
Zoning

County: Weld

PROPERTY OVERVIEW

Located east of Interstate 25 and Hwy 119 interchange with over 140,000 vehicle traffic per day. New hotels, multifamily development, and restaurants are immediate neighbors, along with Starbucks and Qdoba in the building across the street. Ideal opportunity for restaurant or multi tenant retail building

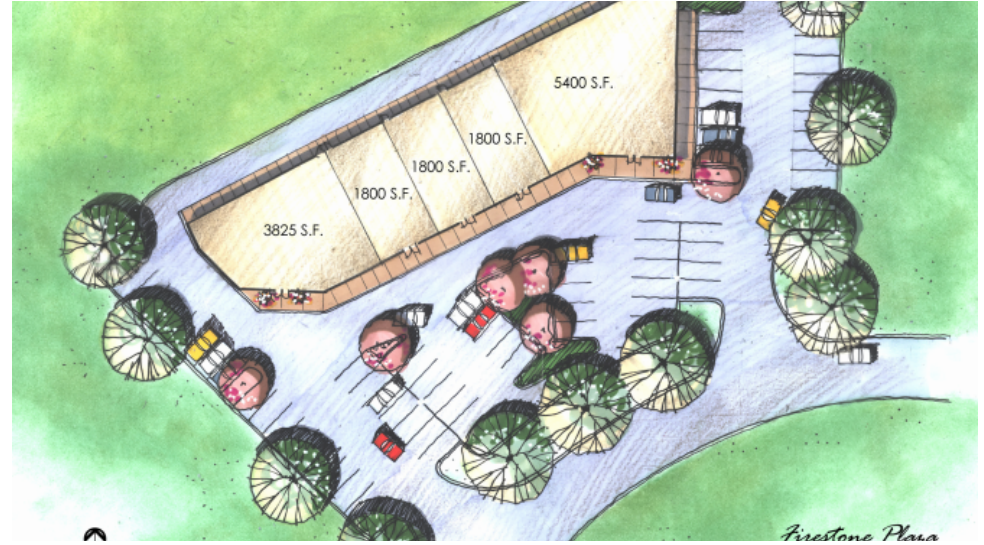
PROPERTY HIGHLIGHTS

- Visibility and access from Interstate 25
- Crossroad for Firestone/Frederick/Dacono workforce
- Flexible zoning allows for a broad range of commercial uses

DEMOGRAPHICS

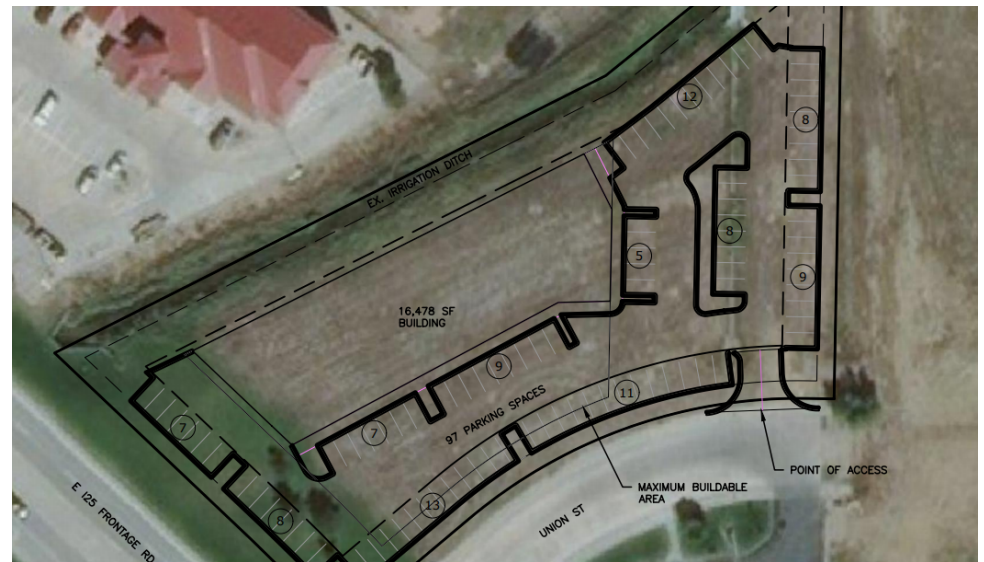
	1 MILE	5 MILES	10 MILES
Total Households	387	7,294	42,064
Total Population	1,232	22,339	115,179
Average HH Income	\$88,240	\$90,549	\$75,936

Conceptual Site Plans

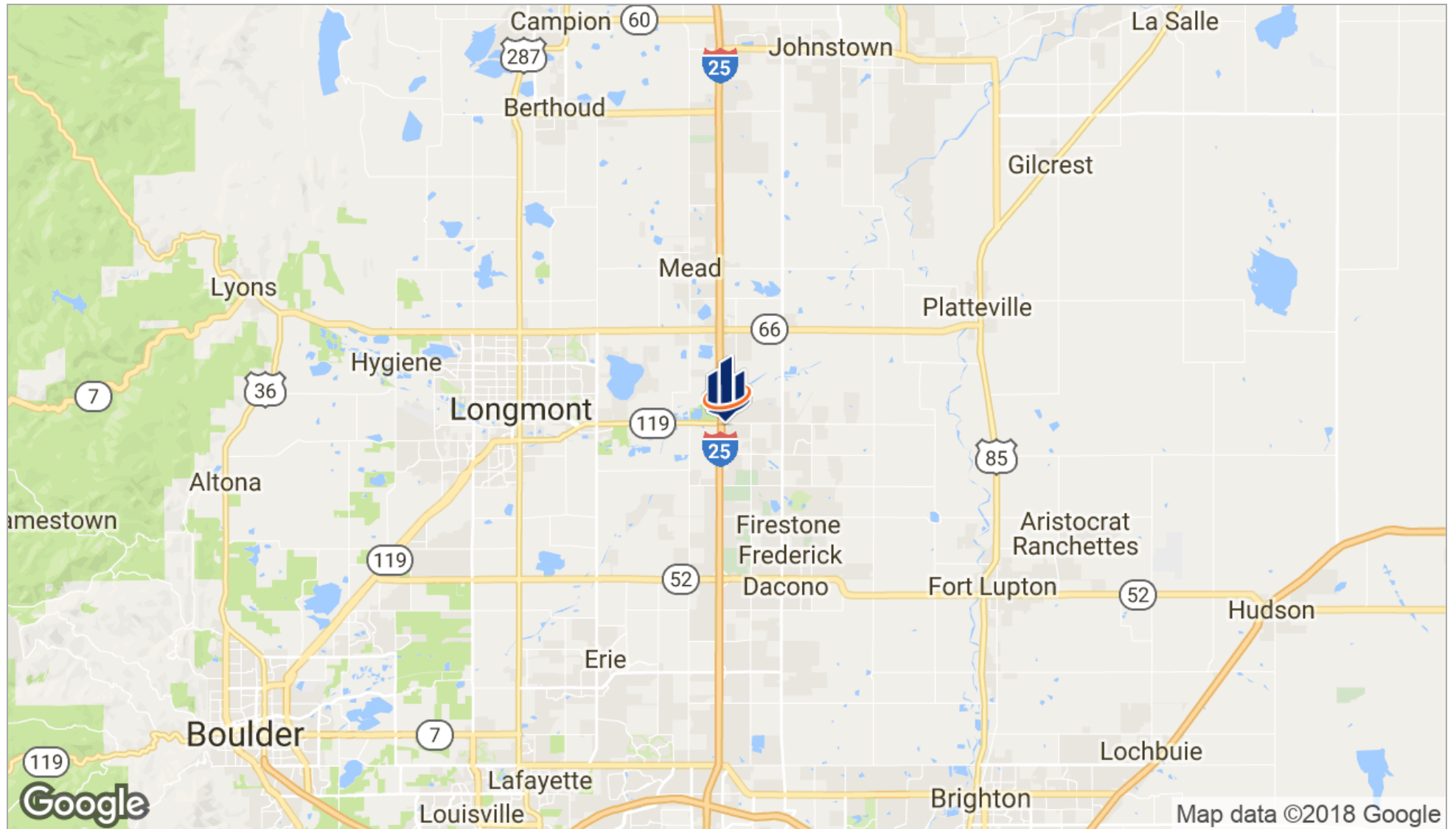


SITE CALCULATIONS AS SHOWN	
TOTAL LOT AREA	83,317.21 SF
PROPOSED BUILDING FOOTPRINT	16,478 SF
PARKING PROVIDED	97 SPACES

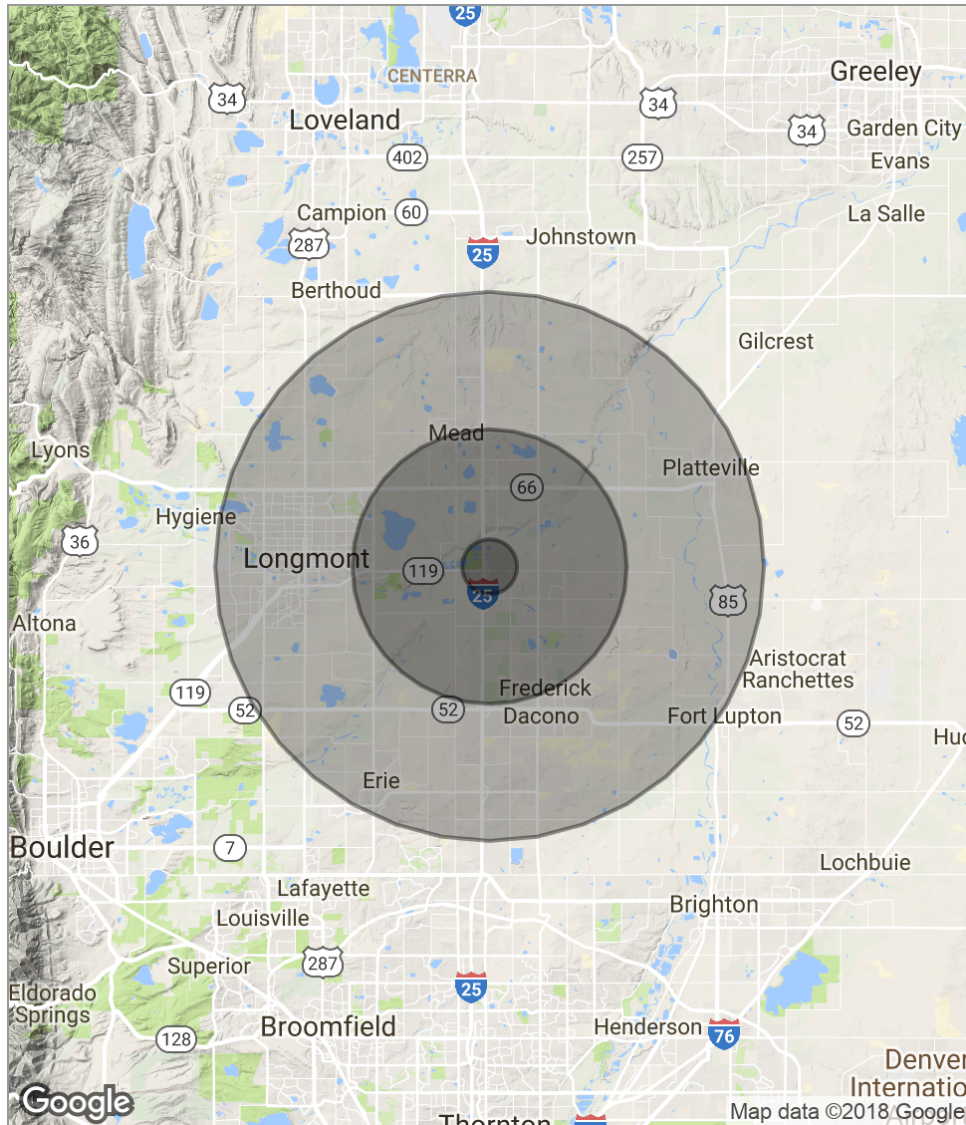
MAXIMUM POTENTIAL SITE DEVELOPMENT	
MAX BUILDING FOOTPRINT	24,995 SF (30% OF TOTAL LOT AREA)
PARKING STALL REQUIREMENT • MAX BUILDING FOOTPRINT	100 SPACES (1 SPACE PER 250 SF OF BUILDING)



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,232	22,339	115,179
Median age	29.5	33.2	35.1
Median age [male]	30.3	34.1	35.1
Median age [Female]	29.3	32.7	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	387	7,294	42,064
# of persons per HH	3.2	3.1	2.7
Average HH income	\$88,240	\$90,549	\$75,936
Average house value		\$525,576	\$237,716

** Demographic data derived from 2010 US Census*