

Only 1 Space Remaining!



PROPERTY HIGHLIGHTS

Great Neighborhood Retail space available in the heart of the Carbon Valley. This national grocery chain anchored shopping center is a staple in the community and the retail location couldn't be better! Inquire today on this rare availability in Firestone!

Suite N-5 was an insurance agency with reception area and a private office.

- Safeway Anchored Retail Center
- Abundant Parking
- Newer Building, Built in 2002
- Off Colorado Blvd
- Developing Area of Northern Colorado

Highly visible monument signage - 3,000 vehicles per/day can't miss!

Suite N-5: 1,400 RSF
Lease Rate: \$22.00/RSF NNN
Expenses: \$13.16/RSF
Lease Term: 5 years

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in Colorado.

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 [CLICK HERE FOR VIDEO TOUR](#)

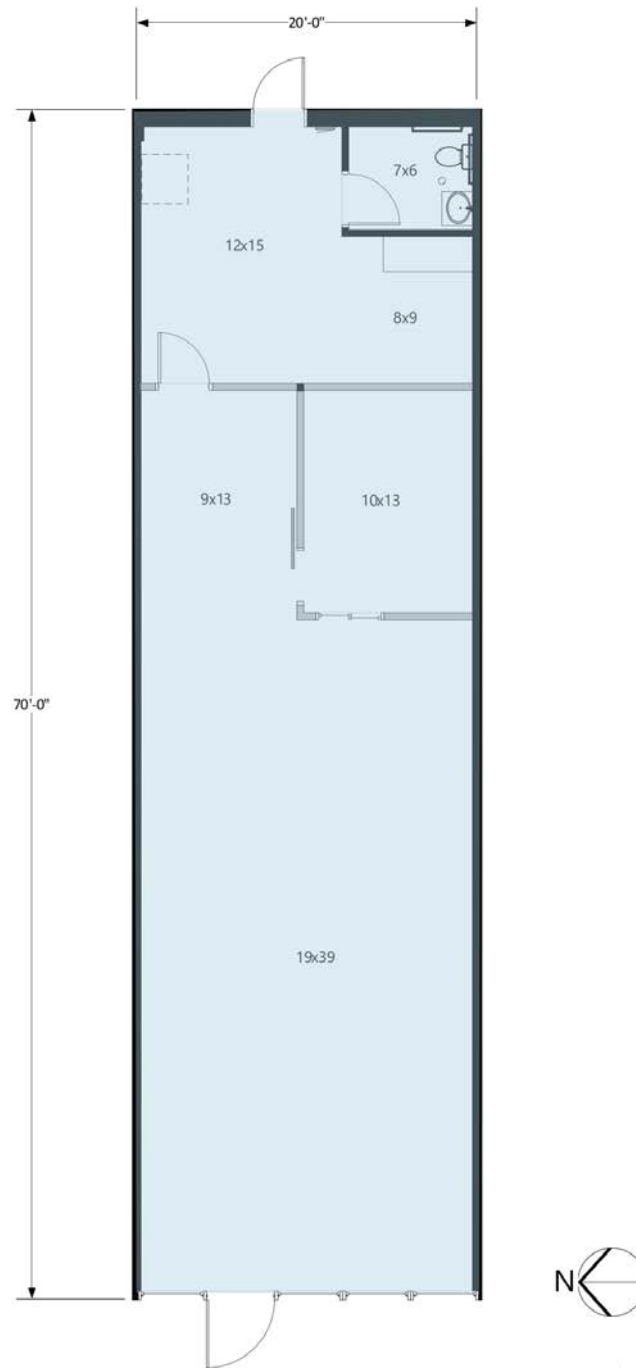
The Colorado Group, Inc
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GROCERY ANCHORED RETAIL SPACE FOR LEASE

Colorado
Group

8110 COLORADO BOULEVARD, FIRESTONE, CO

PROPERTY **FLOOR PLANS**



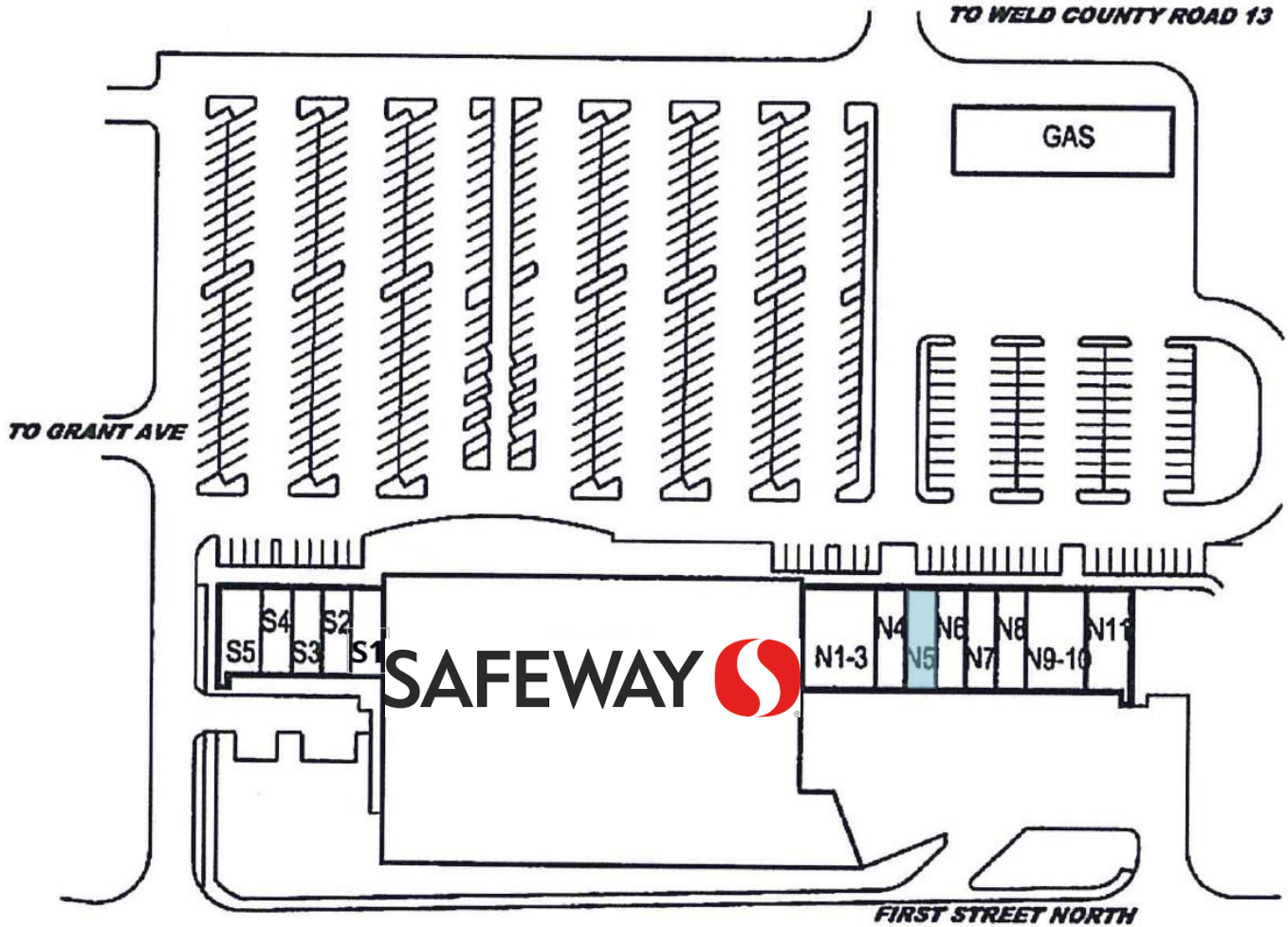
Unit N-5

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PROPERTY **LOCATION**



S5 - Wah Wok Chinese Food
S4 - Zadel Realty
S3 - Great Clips
S2 - Leased
S1 - Pet Spa

N1-3 - Carbon Valley Liquor
N4 - Sterling Coffee Company
N5 - AVAILABLE
N6 - Martial Arts

N7 - NV Nails
N8 - Subway
N9-10 - Longs Peak Dentistry
N11 - 3 Margaritas



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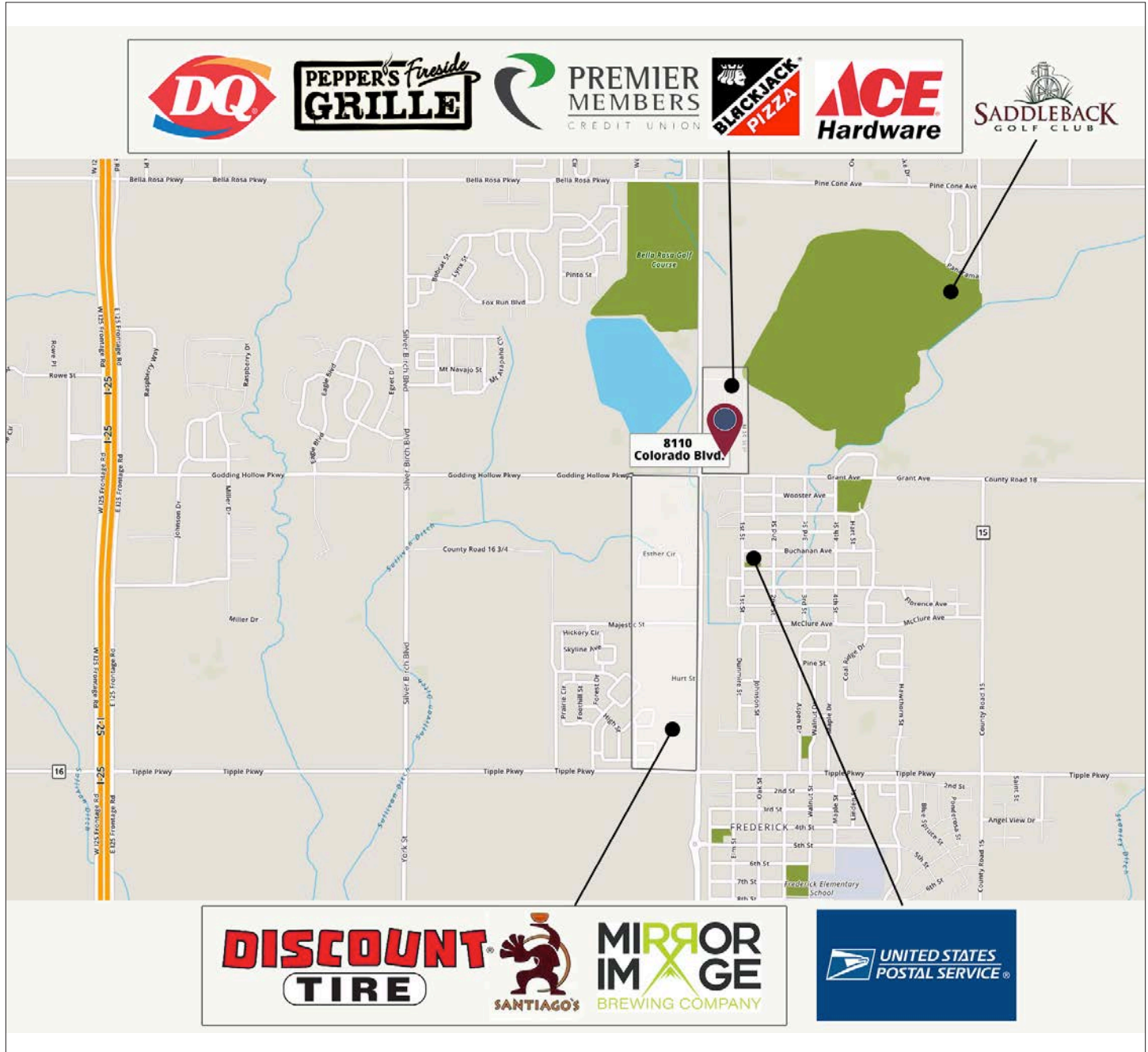
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