

HIGHLY VISIBLE END-CAP RETAIL SPACE ON CROSSROADS BOULEVARD FOR LEASE

FOR LEASE

6130 E. CROSSROADS, UNIT B
LOVELAND, CO 80538



FOR LEASE

- SIZE:** 3,993± SF
- LEASE RATE:** \$25.00 / SF NNN as-is
- NNN:** \$17.63 / SF*
*\$18,600 budgeted for replacement of HVAC
- UTILITIES:** Water, gas, electric, sewer, storm drainage fees paid by Landlord & included in NNN's.

6130 E. CROSSROADS BLVD, UNIT B

FOR LEASE

UNIT DESCRIPTION

Outstanding end-cap retail space for lease with high visibility along Crossroads Boulevard. Just south of the 7,200 seat Budweiser Event Center, 263 key Embassy Suites Hotel and Conference Center, and in close proximity to many large residential neighborhoods, employment, other retail and entertainment.

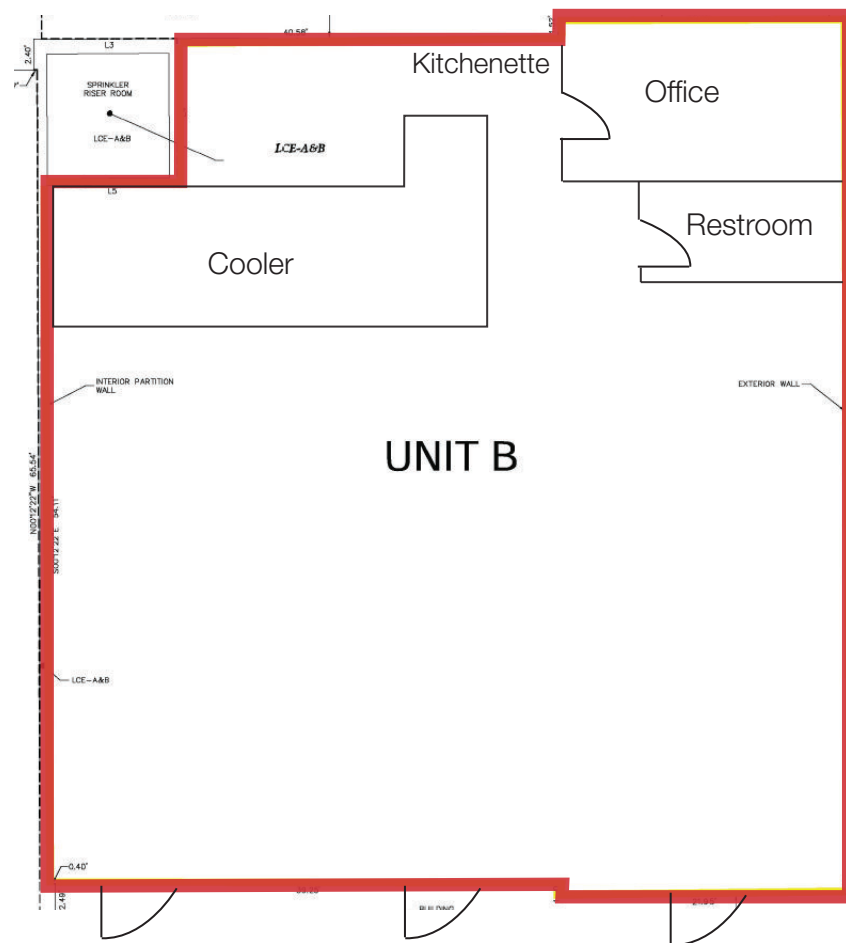
The unit is currently built out as a liquor store with an open floor plan, kitchenette area, private restroom and building signage available to tenant. Located next to QDOBA Mexican Eats.

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AREA INFORMATION

DEMOGRAPHICS

	3 miles	5 miles	7 miles
2022 Est. Population	19,526	72,245	164,289
2027 Est. Population	21,337	77,093	173,784
2022 Avg Household Income	\$165,471	\$134,826	\$127,233
Median Age	43.2	40.2	39.7
Daytime Employment	20,346	40,870	87,706

Source: Site To Do Business, May 2023

NEARBY ATTRACTIONS/DRIVERS



NORTHERN COLORADO ACCOLADES

Continually being recognized on “top and best of” lists.

- Fort Collins ranked No.11 The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- Larimer and Weld counties populations are projected to increase by 45% by 2040, Denver Post, July 2022
- Fort Collins ranks #5, ‘Best Places to Live 2020-21’, U.S. News. October 2020
- Fort Collins-Loveland area ranked No. 6, ‘Best Housing Markets for Growth and Stability’ in 2020, SmartAsset - June, 2020
- Windsor ranks #1, ‘Colorado’s Safest Cities of 2020’, SafeWise. June 2020
- Greeley ranks #3 nationwide for one-year population growth rate. U.S. Census Bureau. March, 2020

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DRIVE TIMES

Interstate 25 **2 MINS**
 US Hwy 34 **4 MINS**
 Medical Center of Rockies **6 MINS**
 Northern Colorado Regional Airport **7 MINS**
 Windsor **9 MINS**
 Fort Collins **12 MINS**
 Greeley **18 MINS**
 Cheyenne, WY **45 MINS**
 Denver/DIA **49 MINS**

