

Retail Pad Site Firestone, CO



**AVAILABLE
LOT 1.21 AC**

FIRESTONE BLVD **18,500+ VPD**



COLORADO BLVD



INVESTMENT CONTACTS

Adam Lewis

Broker of Record

1144 15th St., Suite 2150

Denver, CO 80202

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Lic #: ER.100091205

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Adam.Lewis@marcusmillichap.com

Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a vacant property in Firestone, CO.

This development ready retail pad site is located at the NW Corner of Firestone Blvd & Oak Meadows Blvd within the Oak Meadows Village. This large vacant pad site is approximately 1.21 AC ($\pm 52,517$ SF) and surrounded by every major retailer including King Soopers (Kroger), Sherwin Williams, Walgreens, Chase Bank, McDonald's, O'Reilly Auto Parts, AutoZone, Christian Brothers Automotive, Circle K, Dollar General, Subway, Domino's Pizza, and many more. The property benefits from its location near the signalized intersection of Firestone Blvd & Colorado Blvd which sees a combined average over 18,500 VPD. The subject property is located approximately 2 miles from Interstate 25 (81,300+ VPD) which is a major interstate highway that spans over 1,060 miles and serves as the main route through New Mexico, Colorado, and Wyoming.



OVERVIEW

FIRESTONE, CO

PRICE:	\$435,000
ADDRESS:	NW Corner of Firestone Blvd & Oak Meadows Blvd
MAJOR MARKET:	Greeley, CO MSA
MSA POPULATION:	359,442
LAND AREA:	1.21 AC
APN:	131106318001
AVG HH INCOME (5 MILE):	\$126,073
POPULATION (5 MILE):	43,903
TRAFFIC COUNTS:	18,500+ VPD (Firestone Blvd/Colorado Blvd)
ZONING:	NC

INVESTMENT HIGHLIGHTS

- Very Affluent Community | Average Household Income Exceeds \$127k in 1-Mile Radius, \$128k in 3-Mile Radius and \$126k in 5-Mile Radius
- Dense Population | Over 43,900 Residents in 5-Mile Radius
- Projected Annual Population Growth of 6.2% Over the Next 5 Years
- Strong Combined Average Traffic Counts of 18,500+ VPD (Firestone Blvd & Colorado Blvd) | Approximately 2 Miles from Interstate 25 (81,300+ VPD)
- Large 1.21 Acre Lot Surrounded by Every Major Retailer
- Surrounded by Major Retailers including King Soopers (Kroger), Sherwin Williams, Walgreens, Chase Bank, McDonald's, O'Reilly Auto Parts, AutoZone, Christian Brothers Automotive, Circle K, Dollar General, Subway, Domino's Pizza, and many more
- Available: GL/BTS/Sale





Domino's
Pizza

uchealth



O'Reilly
AUTO PARTS

TBK BANK

CHASE

DOLLAR GENERAL



CIRCLE K

Heartland
Automotive

AVAILABLE
LOT 1.21 AC



FIRESTONE BLVD

18,500+ VPD

WALGREENS

MCDONALDS

LEARNING EXPERIENCE
Academy of Early Education

LES SCHWAB

Auto
Zone

1STBANK



GREASE
MONKEY
Oil Changes & More

COLORADO BLVD

SUBWAY

KING
Scoopers

Papa Murphy's
Pizzeria

INTERSTATE
25

BURGER KING
WOODSPRING SUITES
Best Western
Hawthorn Inn Express

Starbucks
QDOBA MEXICAN EATS

7-Eleven
Wendy's
Carl's Jr.
Sonic Drive-Ins

CIRCLE K
O'Reilly AUTO PARTS
uhealth
DOMINO'S
TBK BANK
CHASE
DOLLAR GENERAL
SHERWIN-WILLIAMS
CE Christian Brothers Automotive

AVAILABLE
LOT 1.21 AC

HEARTLAND DENTAL

81,300+ VPD

FIRESTONE BLVD 20,300+ VPD

Jimmy John's

Firestone

BURGER KING
ANYTIME FITNESS
KFC
PIZZA HUT

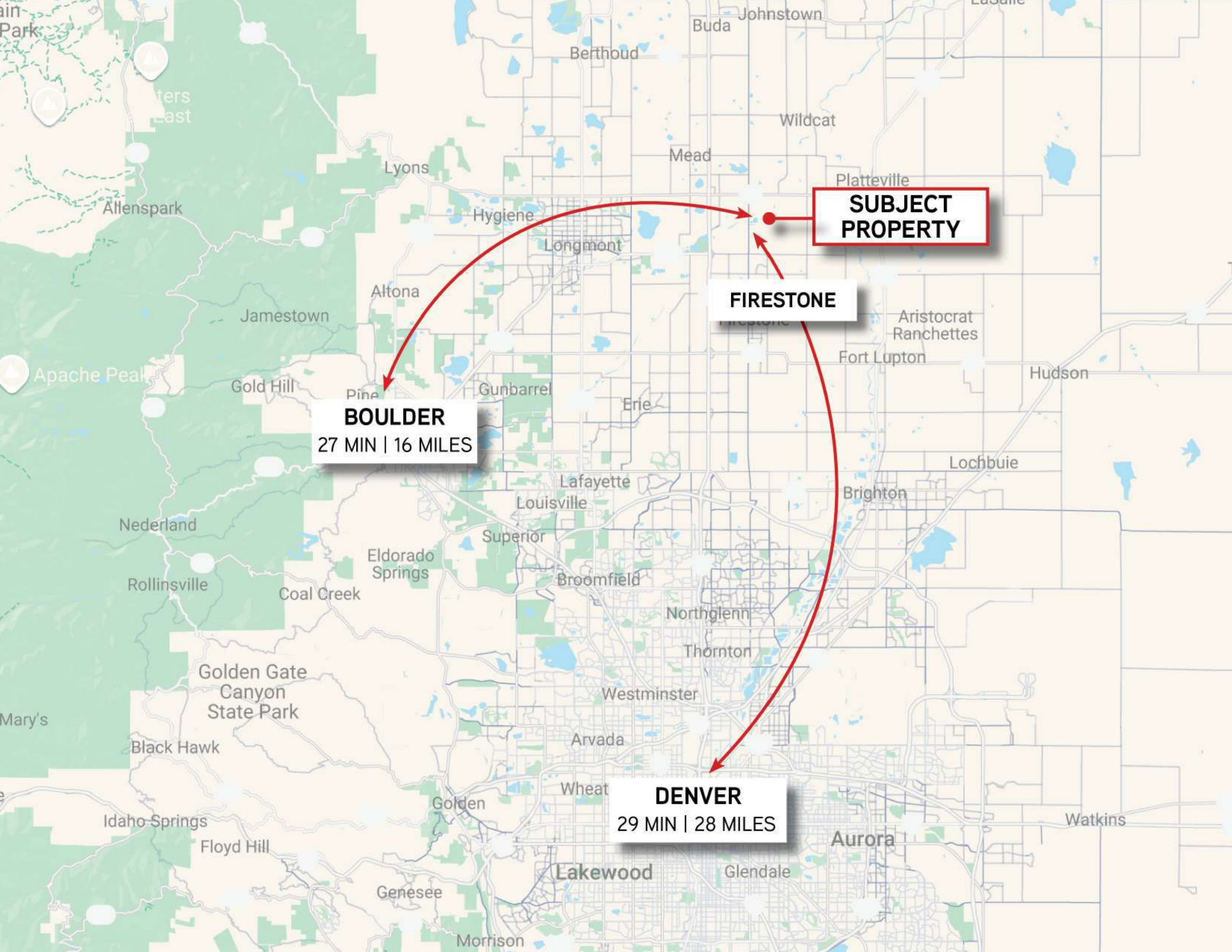
THE HOME DEPOT

Super 8
Econo Lodge

DWIGHT D. EISENHOWER

Roto Zone
MCDONALDS
WALGREENS
THE LARKIN EXPERIENCE

SUBWAY
t-bank
BR
Papa Murphy's
KING Soopers
Les Schwab
GREASE MONKEY



**SUBJECT
PROPERTY**

FIRESTONE

BOULDER
27 MIN | 16 MILES

DENVER
29 MIN | 28 MILES

LOCATION OVERVIEW

Firestone, CO

The Town of Firestone, named after Ohio investor Jacob H. Firestone, was established in 1908 to support local coal miners and their families. On May 27, 1907, the Denslow Coal and Land Company dedicated a perpetual right of way to the public, forming the boundaries of the Town.

Five coal mines operated in Firestone until 1947 when all of them closed. During its production, Firestone’s Grant Mine produced over two million tons of coal, enough to fill a coal train for 200 miles. The train track bed that carried Firestone’s coal was decommissioned with the mines and transformed into the 12-mile-long Firestone Trail. This trail runs from Settler’s Park to Coronado Park, connecting many neighborhood and regional parks, the St. Vrain Legacy Trail, and the Colorado Front Range Trail.

Firestone remained a small town until its boom began in 2000; the population soared from 1,908 in 2000 to 10,147 in 2010. According to the 2010 U.S. Census, the Town had a growth rate of 431 percent during that time, making it the fastest-growing community in Colorado.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	8,563	26,221	43,903
2029 POPULATION EST.	11,087	34,333	57,602
AVG. HH INCOME	\$127,708	\$128,021	\$126,073
MEDIAN HH INCOME	\$114,169	\$112,228	\$107,858
BACHELORS DEGREE +	29%	32%	31%
2024 HOUSEHOLDS	2,815	8,782	15,037
2029 HOUSEHOLDS EST.	3,672	11,583	19,875



2024 RESIDENTIAL DEVELOPMENT CONDITIONS



PROJECTED RESIDENTIAL UNIT GROWTH	
2023	85
2024*	450
2025*	400
2026*	350

*3,000 new planned residential units with expected construction beginning in 2024

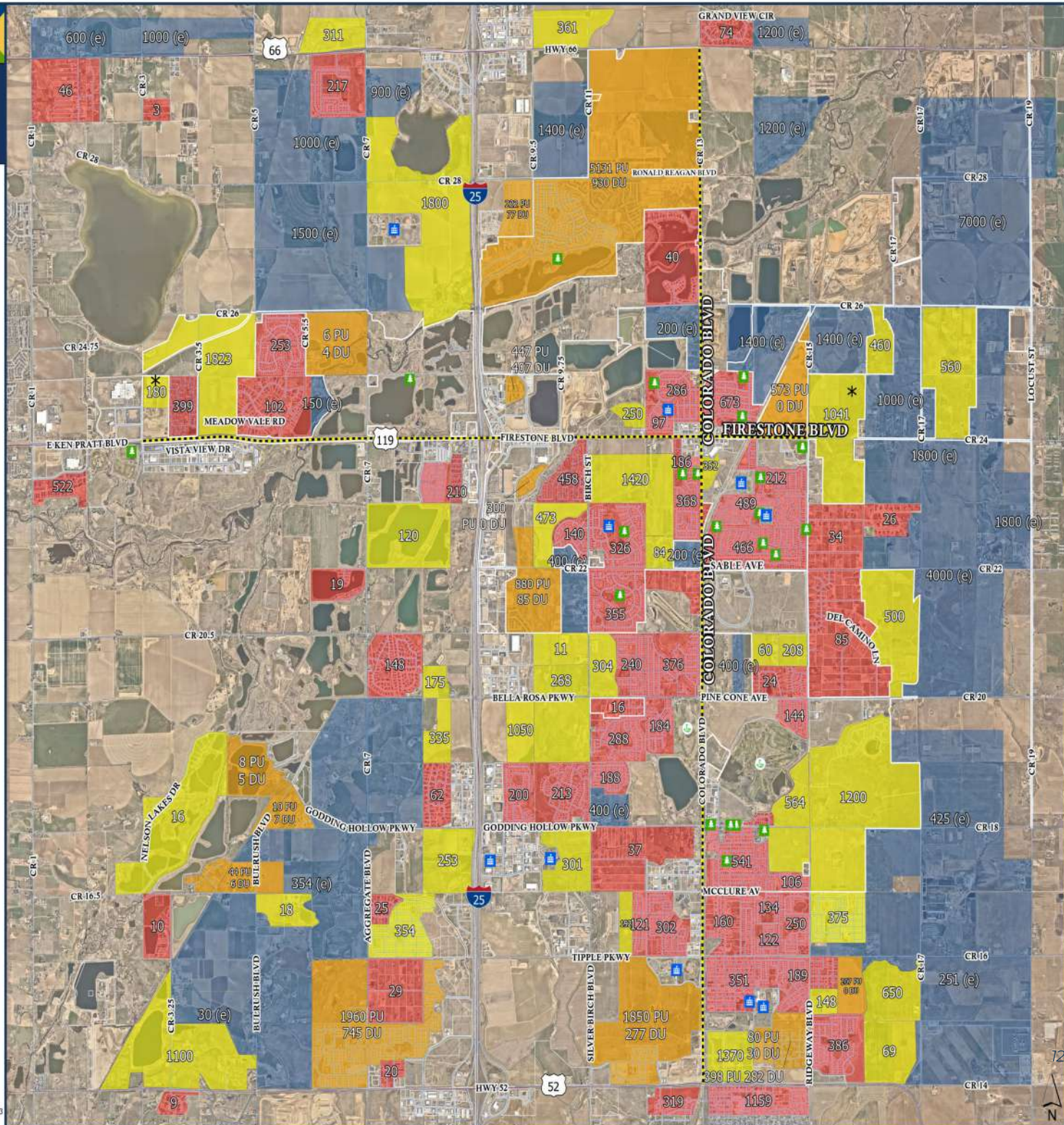
Area Avg. Person Per Household = 3.0

Main Map Scale



Town of Firestone
Economic Development
 Director of Economic Development, Paula Mehle
 pmehle@firestoneco.gov
 303-531-6265
 www.firestoneco.gov

Unit Counts as of 12/31/2023





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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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R E N T D I S C L A I M E R

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: NW Corner of Firestone Blvd & Oak Meadows Blvd Firestone CO

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with

this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker