

# Retail Pad Site

Firestone, CO





## INVESTMENT CONTACTS

### **Adam Lewis**

Broker of Record

1144 15th St., Suite 2150

Denver, CO 80202

P: (303) 328-2000

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Firm Lic #: EC. 100048709

[Adam.Lewis@marcusmillichap.com](mailto: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:	\$448,000
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

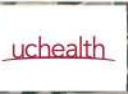


# INVESTMENT HIGHLIGHTS

- 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







AVAILABLE  
LOT 1.21 AC



FIRESTONE BLVD

18,500+ VPD



COLORADO BLVD





INTERSTATE  
25

81,300+ VPD



FIRESTONE BLVD 20,300+ VPD



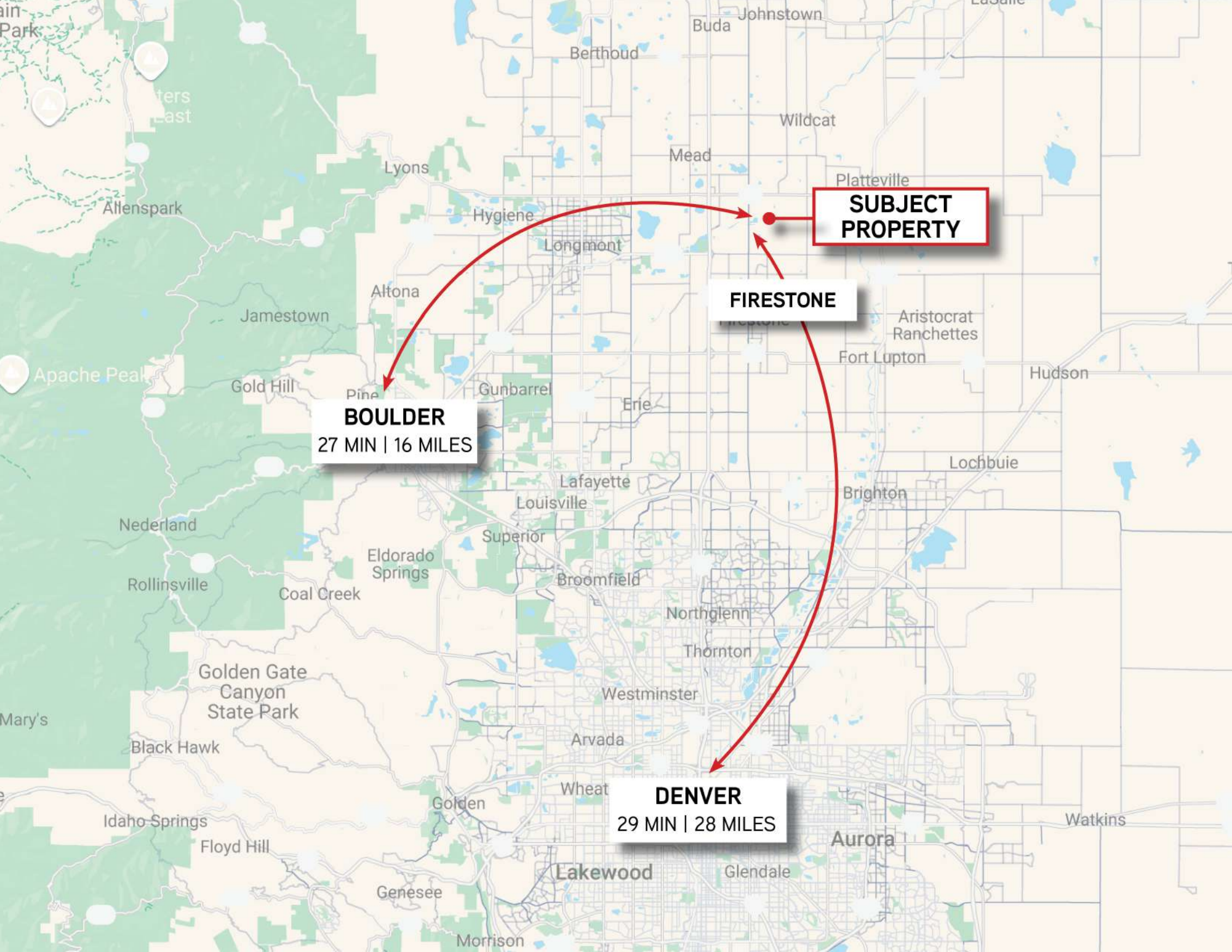
DWIGHT D. EISENHOWER



AVAILABLE  
LOT 1.21 AC









# 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

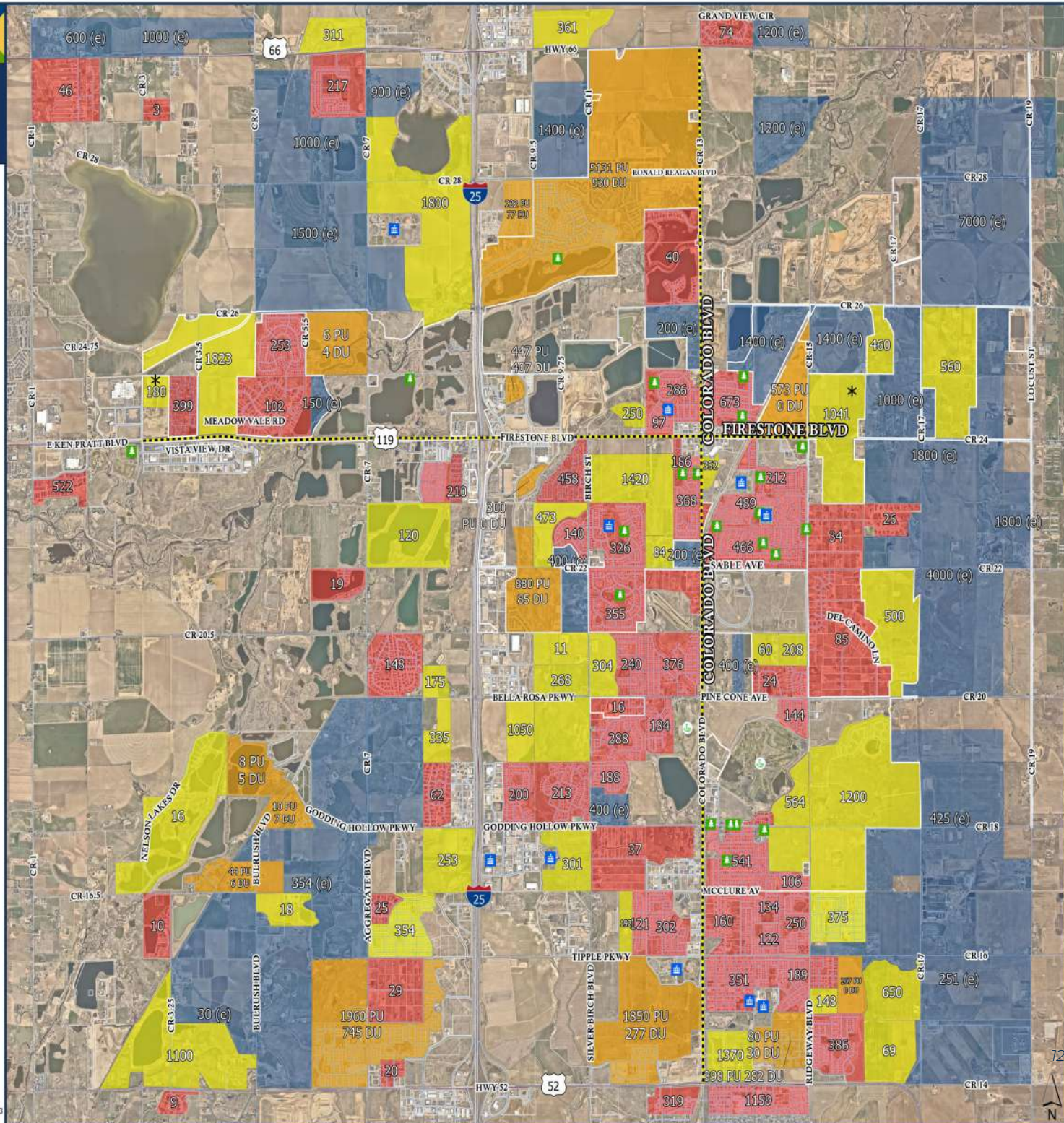
Area Avg. Person Per Household = 3.0

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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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.

**ID# ZAG0120280**



**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