



Fort Lupton Sinclair

804 Denver Avenue | Fort Lupton, CO



\$2.3M

STATION FOR SALE



Property Overview

You won't want to miss this incredible opportunity to own a high-volume station surrounded by historic landmarks in growing Downtown Fort Lupton, CO. This prime real estate is generating an impressive monthly rental income of \$6,500 from two retail spaces located on the ground level. Additionally, the building offers 1,740 sqft of retail space on the second floor that can be accessed using an exterior stairwell. This space can be utilized for business operations or broken up and leased out generating even more income. Over the years, this Sinclair station has maintained a very loyal customer base due to their attention to detail and excellent customer service. Don't hesitate to contact our professional team at BRC Real Estate to gain more information.



BLDG SIZE
9,174SF



LAND SIZE
0.48 Acres



YEAR BUILT
1989



BRANDING
Sinclair



PARKING
17 Surface Spaces



NOTES
Current rental income \$6,500 with room for growth

Costar 2022/23, CDOT

area Demographics

| | 1 MILES | 3 MILES | 5 MILES |
|-----------------------|--|----------|------------------------|
| POPULATION | 7,482 | 10,999 | 14,720 |
| 5 YEAR GROWTH | 5.1% | 5.7% | 6.1% |
| H.H.INCOME | \$88,289 | \$93,544 | \$97,037 |
| MEDIAN AGE | 34 | 35 | 36 |
| TRAFFIC COUNTS | Denver Ave @ 9th St Denver Ave @ 6th St | | 4,429 VPD 7,706 VPD |



Tank Information

OPERATION ID
3831

1

DIESEL
Capacity: 10,000 Gallons

2

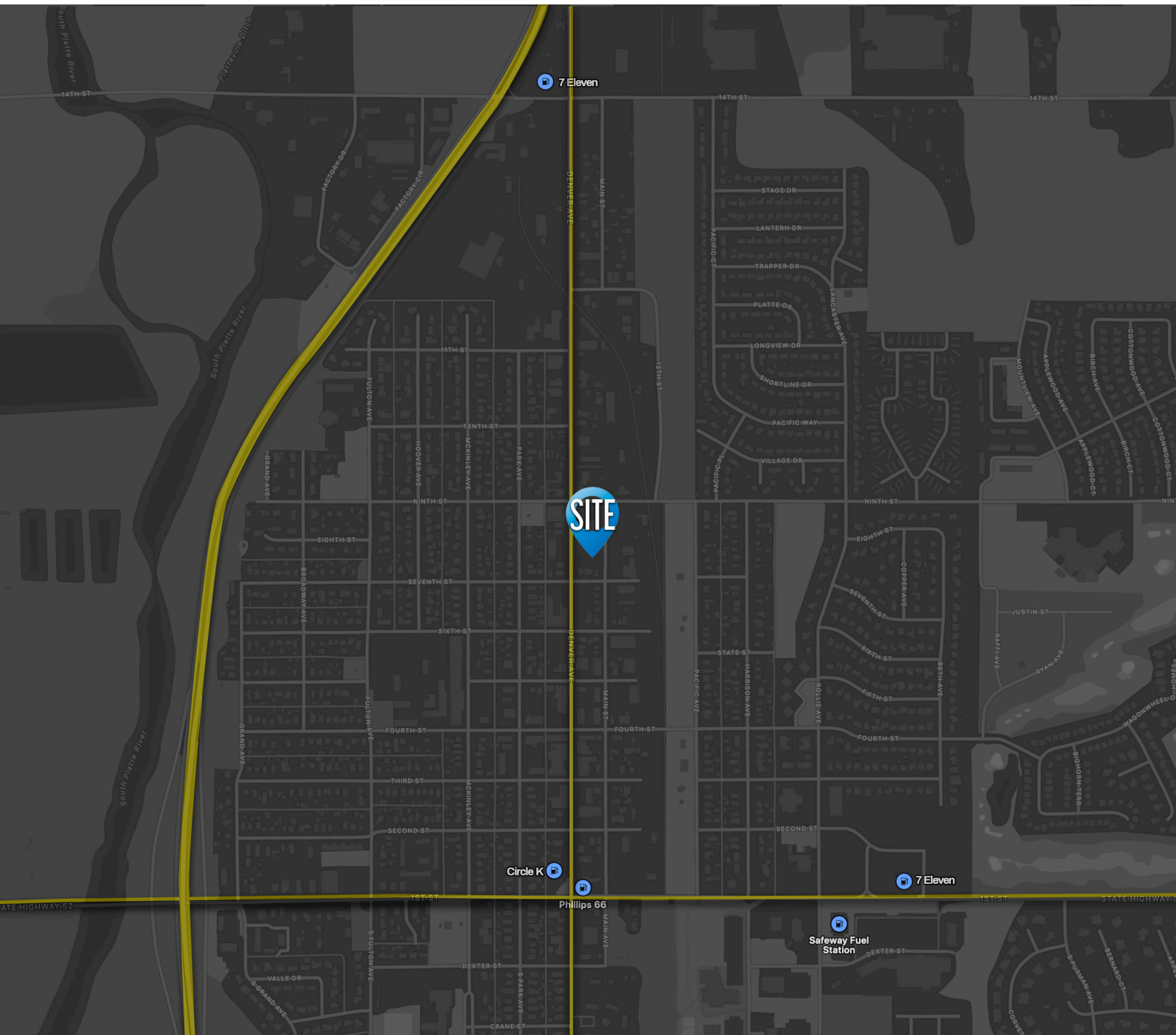
REGULAR UNLEADED
Capacity: 10,000 Gallons

3

MEDIUM UNLEADED
Capacity: 10,000 Gallons

4

PREMIUM UNLEADED
Capacity: 10,000 Gallons



aerial map & competition

Fort Lupton is strategically located at the busy intersection of Highway 85 and Highway 52. Fort Lupton is near Denver International Airport, I-25, I-76 and E-470 with Union Pacific railway access in the City. Fort Lupton is a vibrant, business-friendly city that has ample shovel-ready properties available. We can accommodate retail, commercial, industrial and manufacturing businesses that are willing to tap into Fort Lupton's economic potential. Whatever your needs, the City's economic development team is ready to help your organization move from concept to grand opening as efficiently and quickly as possible. Simply put, Fort Lupton provides a streamlined process that surrounding municipalities cannot match. (fortluptonco.gov)



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