



PROPERTY: **BUILDING 2**
PRICE: **\$32 - \$34/SF NNN**
AVAILABLE: **2,599 SF**

PROPERTY: **BUILDING 4 (Condo Sales)**
PRICE: **\$525 - \$575/SF**
AVAILABLE: **2,000 - \$6,200 SF**



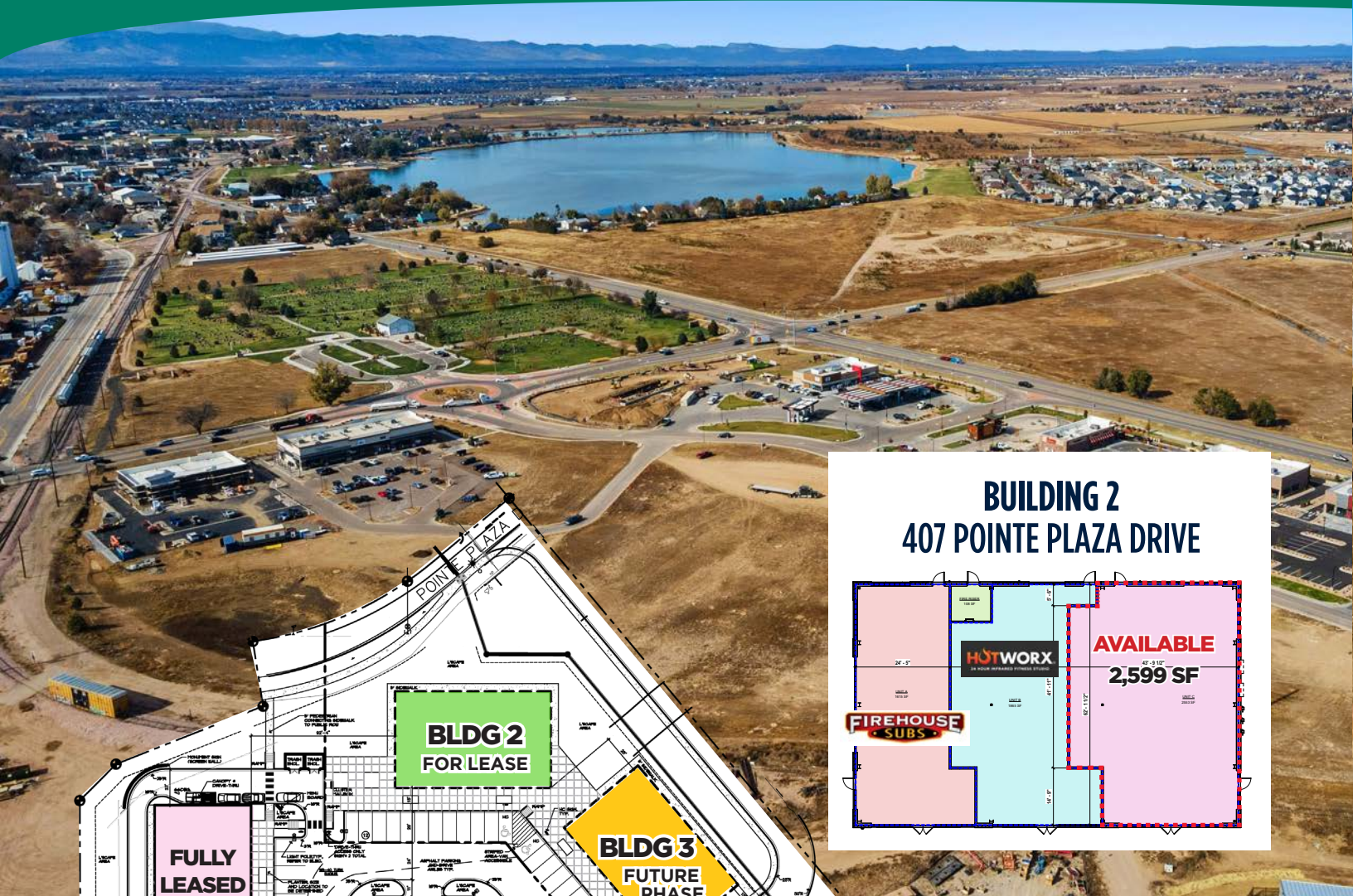
FEATURES:

- 2022 sales - \$1,161/SF, 2023 sales - \$920/SF for existing businesses (based on sales tax receipts by Town of Windsor)
- Join Kum & Go, The Human Bean, Doug's Diner, Freddy's Frozen Custard & Steakburgers, Poudre Pet & Feed Supply, and Esh's Grocery Market (Now Open!)
- Under-served market
- Tenant Improvement Allowance Available
- Building 2: Ready for Tenant Improvements
- NNN Est. \$12.50/SF
- Firehouse Subs and HOTWORX are open!

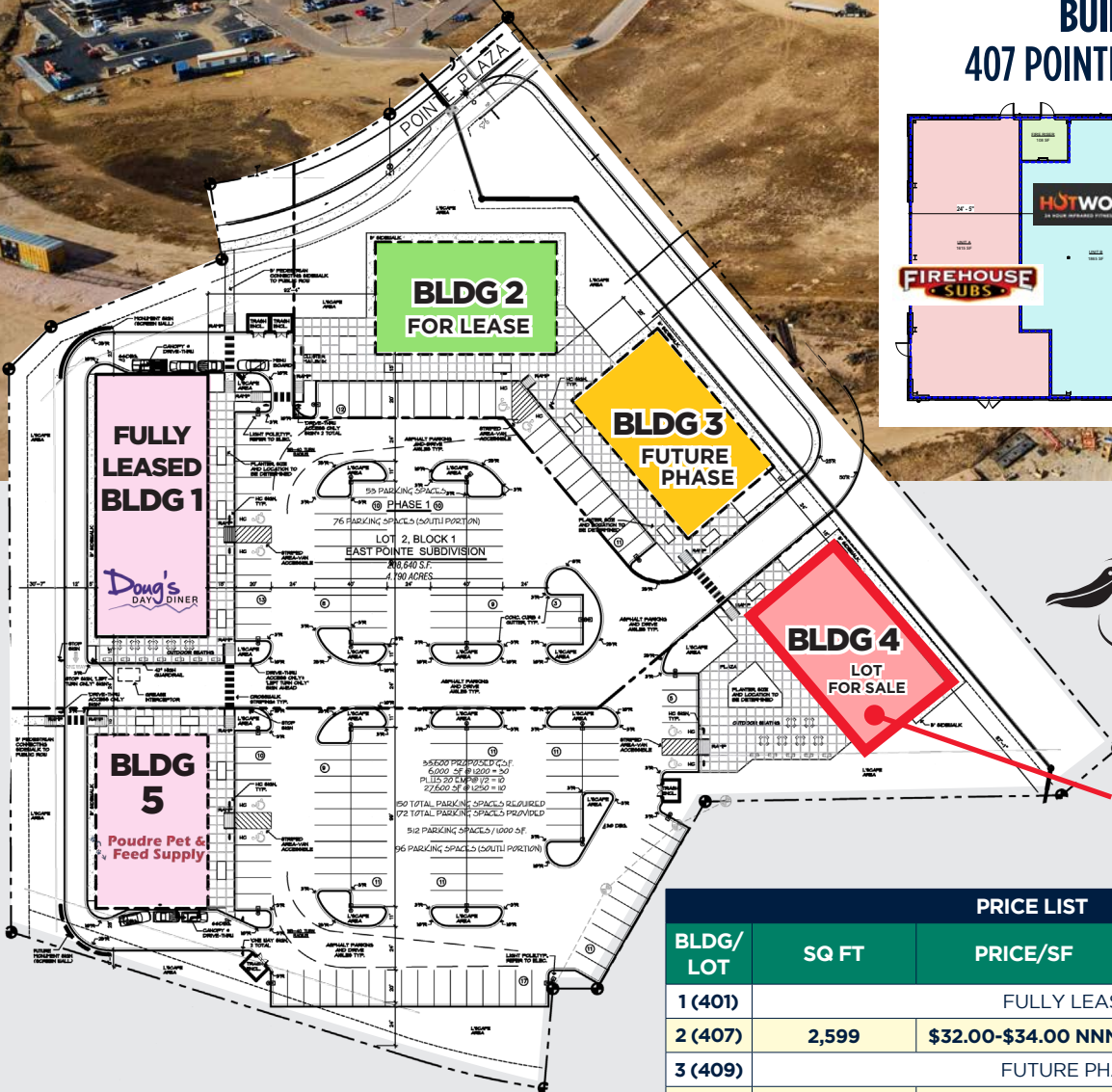
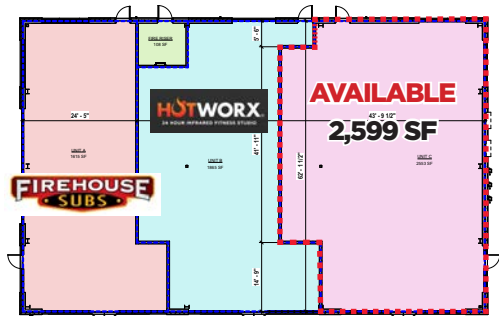
CURRENT AERIAL PHOTOS AND VIDEOS:
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LEASING AND SALE OPPORTUNITIES

EAST POINTE PLAZA • WINDSOR, CO 80550



BUILDING 2 407 POINTE PLAZA DRIVE



**NEW
RETAIL/OFFICE
CONDOS AVAILABLE
FOR SALE**

PRICE LIST			
BLDG/ LOT	SQ FT	PRICE/SF	STATUS
1 (401)	FULLY LEASED		
2 (407)	2,599	\$32.00-\$34.00 NNN	SHELL DELIVERY
3 (409)	FUTURE PHASE		
4 (411)	2,000 - 6,200	\$525 - \$575/SF	NEW CONSTRUCTION

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DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	7,789	8,332	34,686	39,873	61,221	70,858
Households	2,830	3,038	12,226	14,146	21,195	24,728
Median HH Income	\$106,616	\$122,578	\$116,165	\$131,145	\$126,765	\$143,123
Average HH Income	\$134,035	\$155,902	\$144,073	\$166,128	\$161,916	\$183,398
Median Home Value	\$421,530	-	\$449,270	-	\$497,486	-
Median Age	36.0	37.1	35.9	37.2	36.9	38.1

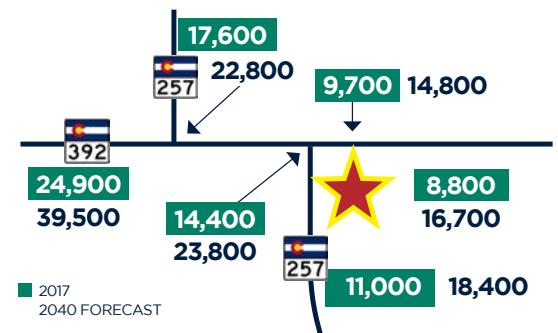


SITE PLAN

EAST POINTE PLAZA • WINDSOR, CO 80550



TOWN OF WINDSOR TRAFFIC COUNTS VEHICLES PER DAY



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LOCATION

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	RESIDENTIAL DEVELOPMENTS	PROPOSED UNITS	EXISTING UNITS
1	Jacoby Farms	-	151
2	Windshire Park	531	411
3	Peakview Estates	-	317
4	Winter Farm (3rd)	241	201
5	Water Valley	649	390
6	Water Valley South	843	717
7	RainDance	2,800	186
8	Greenspire	589	76
9	Great Western	1,566	-
10	Village East	-	191
11	Poudre Heights (3rd)	392	-
12	South Hill	130	-

GREAT WESTERN INDUSTRIAL PARK		JOBS
1	Vestas Blades	558
2	Owens-Illinois	182
3	Front Range Energy	33
4	National Guard	-
5	Hexcel	95
6	Metal Container	107
7	Carestream Health	457
8	Kodak Alaris	180
9	Musket	7
10	Halliburton	50
11	Cargill	25
12	Schlumberger	30
13	Crail	150
14	Cutters Wireline	100
15	Windsor Tech Business Center	600
CURRENT TOTAL		2,574

Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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