

FOR LEASE

1200 DEXTER STREET
FORT LUPTON, CO
80601

SUITE W7
± 920 SQUARE FEET

SUITE W12-W13
± 1200 TO 2328
SQUARE FEET

RATE: \$17 - \$20 PSF
NNNs: \$7.99 PSF

SAFEWAY ANCHORED

JOIN DOMINO'S PIZZA, SUBWAY, GREAT CLIPS



6565 S Dayton Street, Suite 3000
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FEATURES

The number one intersection in the fast-growing community of Fort Lupton. Benefit from the traffic generated at this busy and highly visible SAFEWAY anchored retail center in the heart of Fort Lupton.

Join Safeway with Starbucks and Fuel Center, Little Caesar's, Platte Valley SCL Health Urgent Care, Domino's Pizza, Great Clips, H&R Block, and other premium local retailers.

W7: 920 SF. Features a showroom with a back office and single restroom.

W12—W13: 2328 SF. Open floor plan with glass reception, extra-large conference room, two restrooms, and kitchen. Can be demised into two suites of approximate equal size.

Demographic Info (2020)

<u>Radius</u>	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Population	8,812	10,893	15,148
Households	2,889	3,583	4,972
Median Income	\$67,627	\$6	\$73,16
Traffic Count	12,000		



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