

HIGH VISIBILITY OFFICE/RETAIL FOR LEASE

8110 Colorado Boulevard
Firestone, CO 80504



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PROPERTY HIGHLIGHTS

Located in the heart of Carbon Valley off of Colorado Blvd, the Firestone Safeway Marketplace offers prime retail or office space in a high-traffic, grocery-anchored shopping center. **Anchored by Safeway**—the go-to grocery destination for both Firestone and Frederick—this center boasts a strong tenant mix including Subway, Great Clips, Papa Johns, and more. With excellent visibility, convenient access, ample parking, monument signage, and a private kitchenette, this is an ideal location for retailers or office users looking for visibility to thrive in a vibrant and growing community. Suite S4 is freshly built out as an office space with one bathroom, two offices, kitchenette, storage, open reception area, and private employee entrance & parking in the back.



Central Location



High Ceilings



Kitchenette



Near Shopping



High Visibility



On-site Parking

Suite S4	1,200 RSF
Lease Rate	\$22.00/RSF NNN
Lease Term	3+ Years
Expenses (Est)	\$14.23/RSF
Availability	Immediately
Parking	Ample on-site

Colorado Group

FOR MORE INFORMATION

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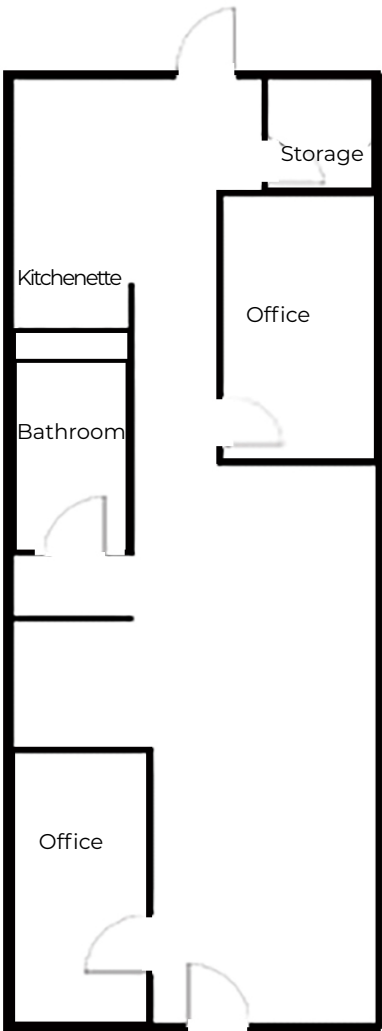
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HIGH OFFICE/RETAIL SPACE FOR LEASE

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PROPERTY FLOOR PLAN



HOUSEHOLDS 2024

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
5,378	15,600	62,197

POPULATION 2024

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
15,997	46,317	175,536

AVERAGE HOUSEHOLD INCOME 2024

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$127,297	\$123,507	\$127,477

TRAFFIC COUNTS 2024

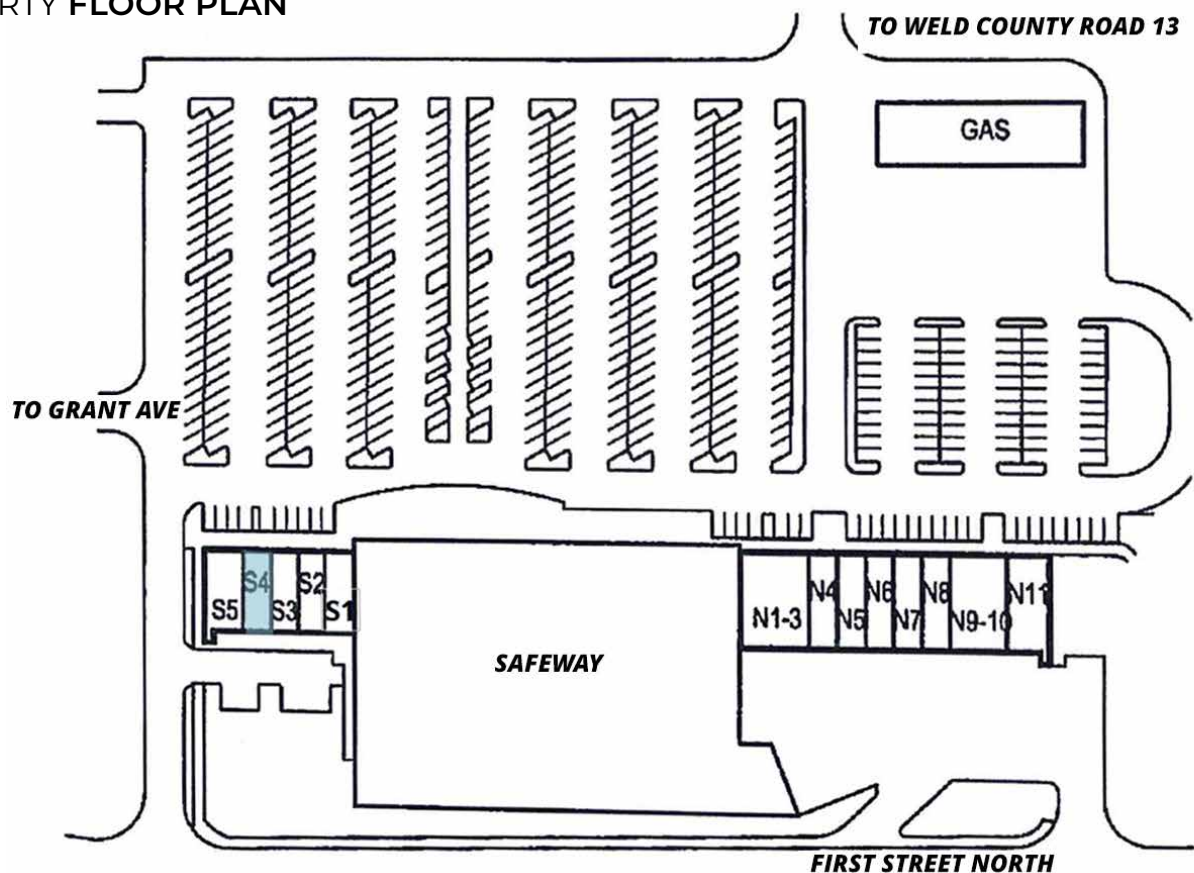
Collection Street	Cross Street	Traffic Volume
Grant Ave	1st St E	5,512
Colorado Blvd	Booth Dr N	10,312
Grant Ave	2nd St E	5,357

HIGH OFFICE/RETAIL SPACE FOR LEASE

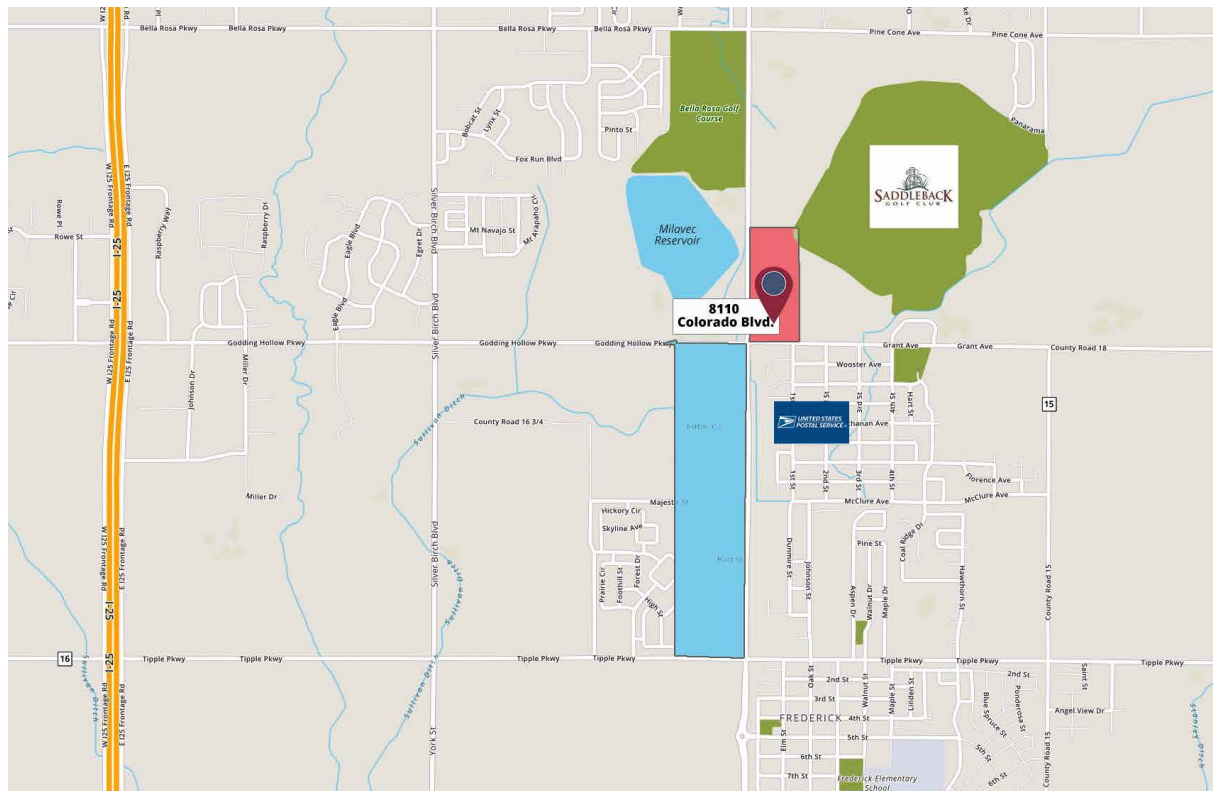
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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