



PROPERTY OVERVIEW





SUITE N11: 2,003 RSF	\$26.00/RSF NNN
SUITE S4: 1,200 RSF	\$22.00/RSF NNN
AVAILABLE	Immediately
EXPENSES (EST)	\$14.23/RSF
PARKING	On-site
LEASE TERM	3+ Years

HIGH VISIBILITY OFFICE / RETAIL FOR LEASE

8110 Colorado Boulevard, Firestone, CO 80504

Located in the heart of Carbon Valley off Colorado Blvd, the Firestone Safeway Marketplace offers prime retail and office opportunities in a high-traffic, grocery-anchored center. With strong co-tenants, excellent visibility, ample parking, and convenient access, this location is ideal for users seeking exposure in a vibrant and growing community.

FEATURE HIGHLIGHTS

-  Central Location
-  Near Shopping
-  High Visibility
-  High Ceilings

FOR MORE INFORMATION:

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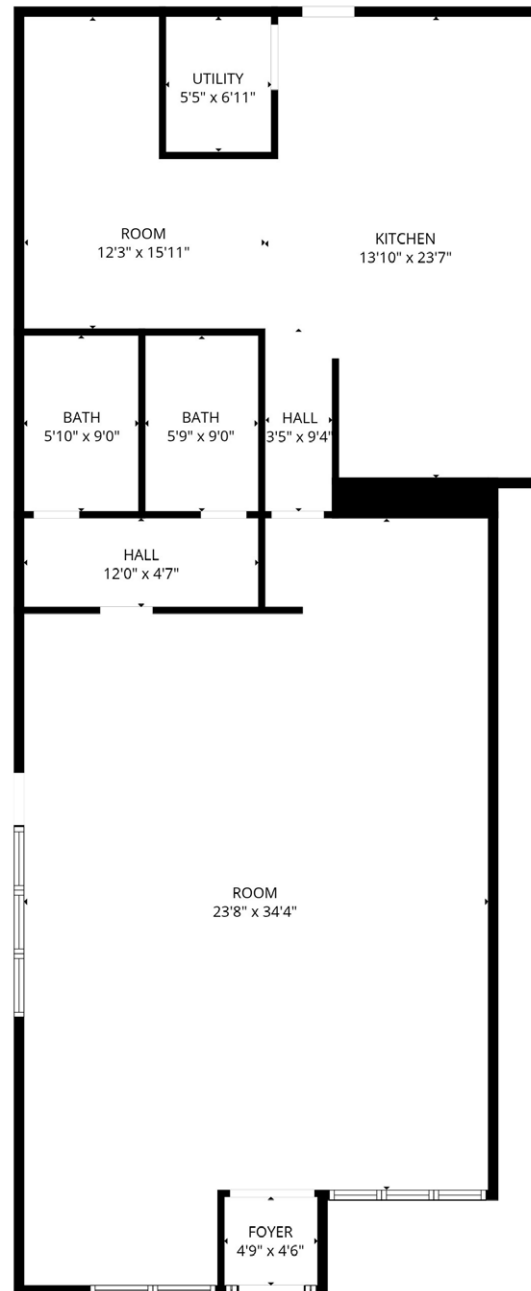
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PROPERTY FLOOR PLAN

SUITE N11:
2,003 RSF

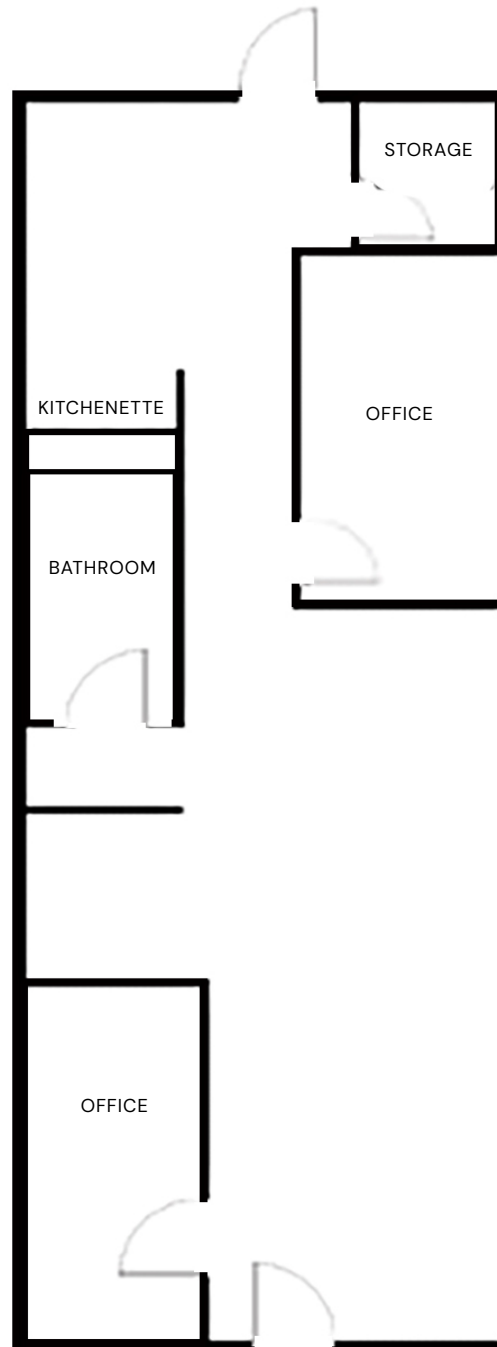
Suite N11 is a second-generation restaurant space, formerly 3 Margaritas, and includes existing restaurant infrastructure such as FF&E, a restroom, kitchen components, and a grease trap—offering a head start for food-service users.



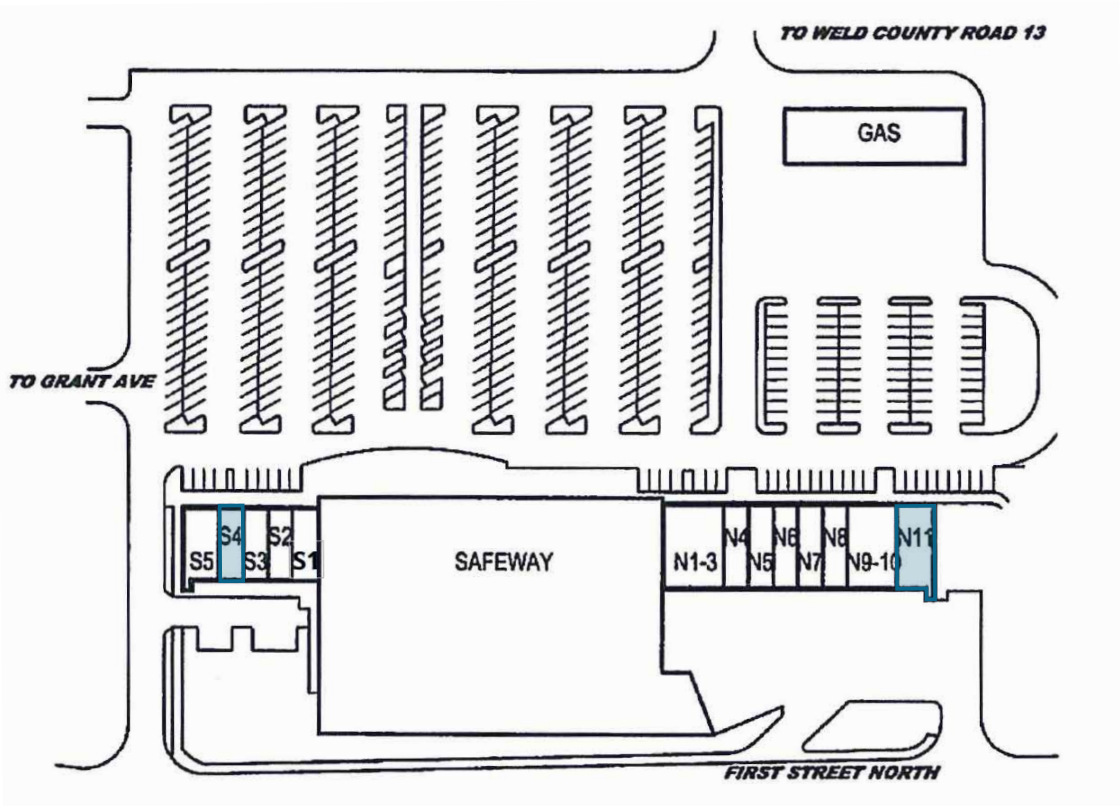
PROPERTY FLOOR PLAN

SUITE S4:
1,200 RSF

Suite S4 is newly built out as an office space featuring one restroom, two private offices, a kitchenette, storage area, open reception, and a private employee entrance with dedicated rear parking.



PROPERTY SITE 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

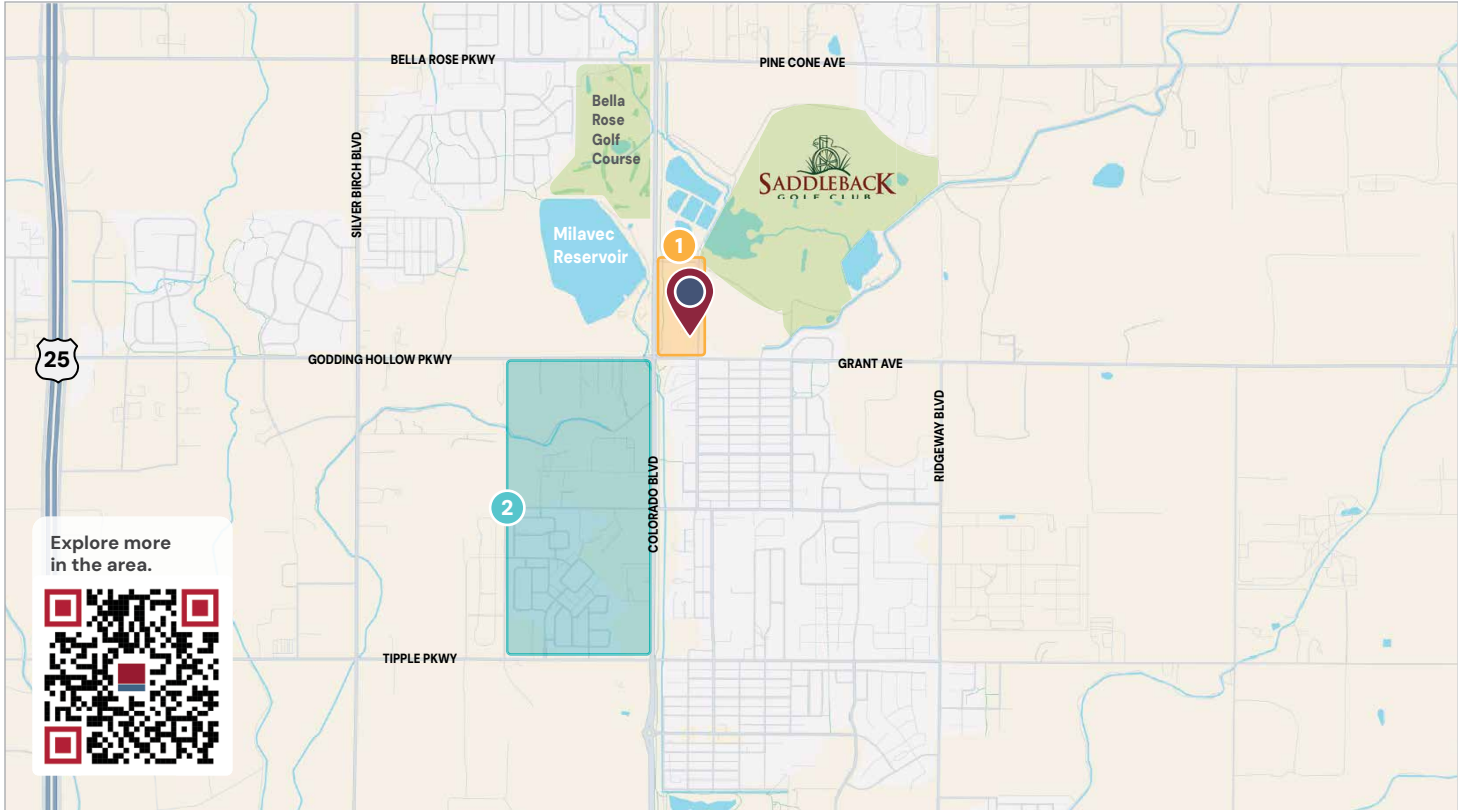
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$127,297	\$123,507	\$127,477

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



PROPERTY LOCATION



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