



# 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

## PROPERTY OVERVIEW

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

## FOR MORE INFORMATION:

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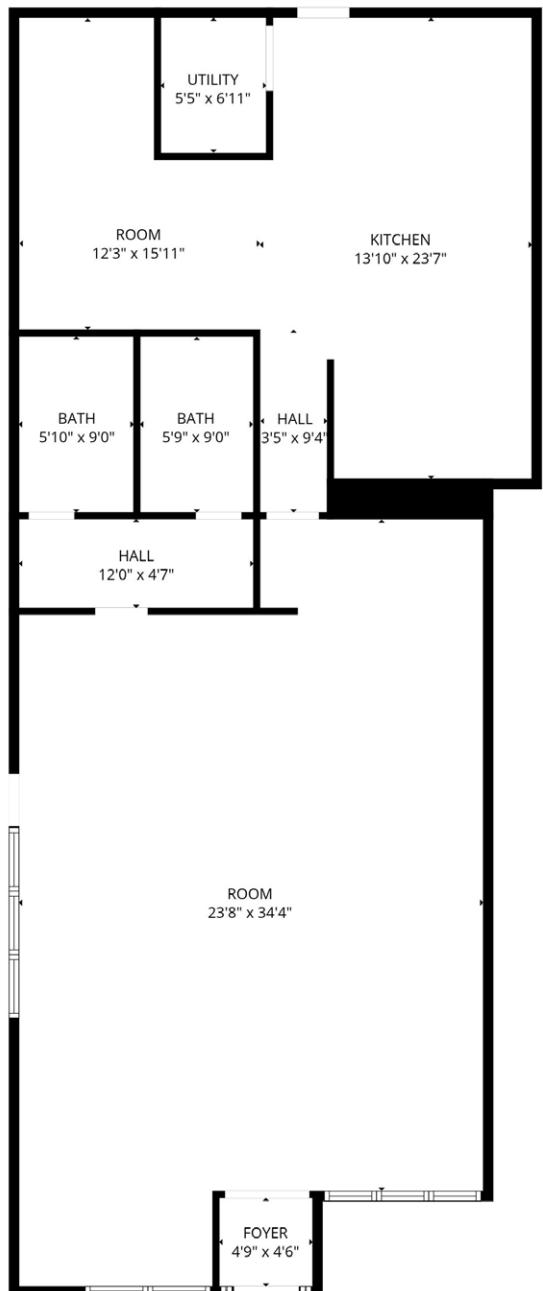
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## PROPERTY FLOOR PLAN

**SUITE N11:**  
2,003 RSF

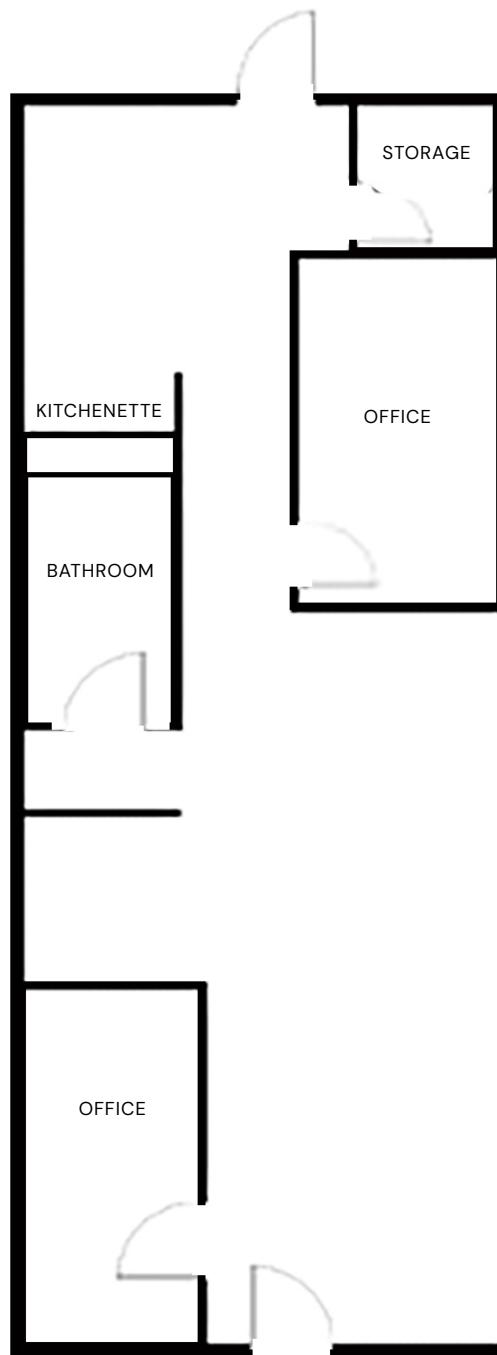
Suite N11 is a second-generation restaurant space, formerly 3 Margaritas, and includes existing restaurant infrastructure such as FF&E, a restroom, kitchen components, and a grease trap—offering a head start for food-service users.



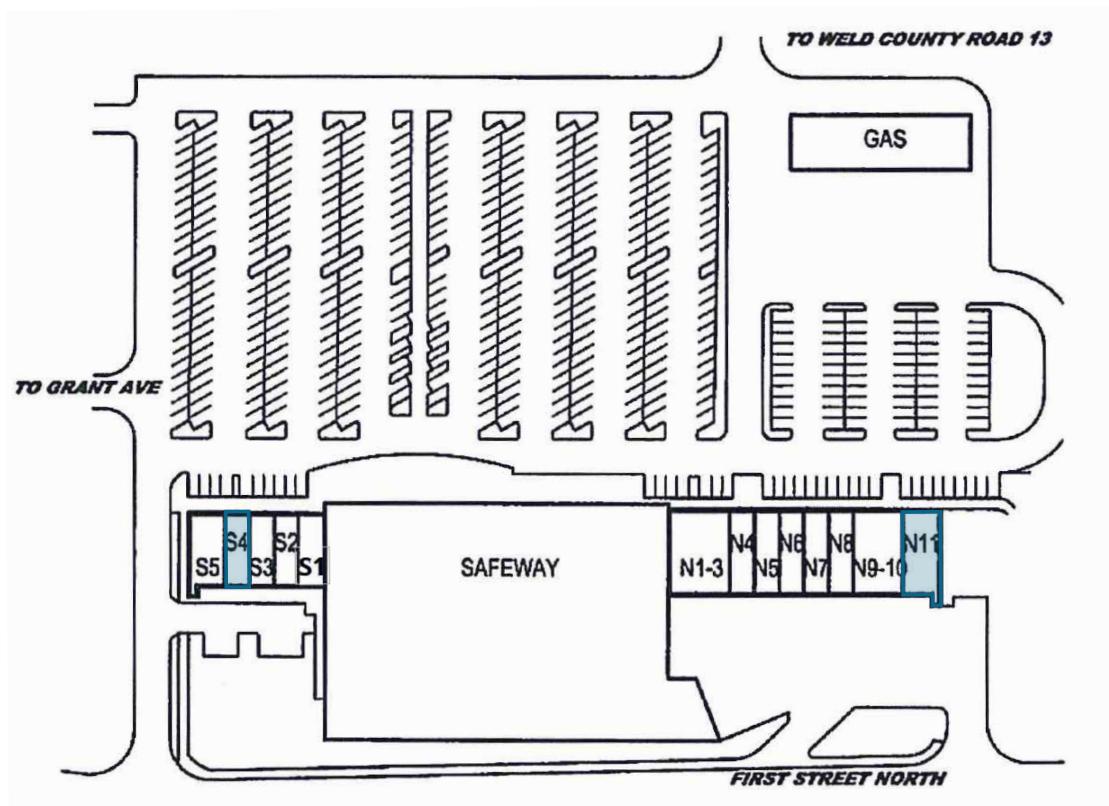
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**SUITE S4:**  
1,200 RSF

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

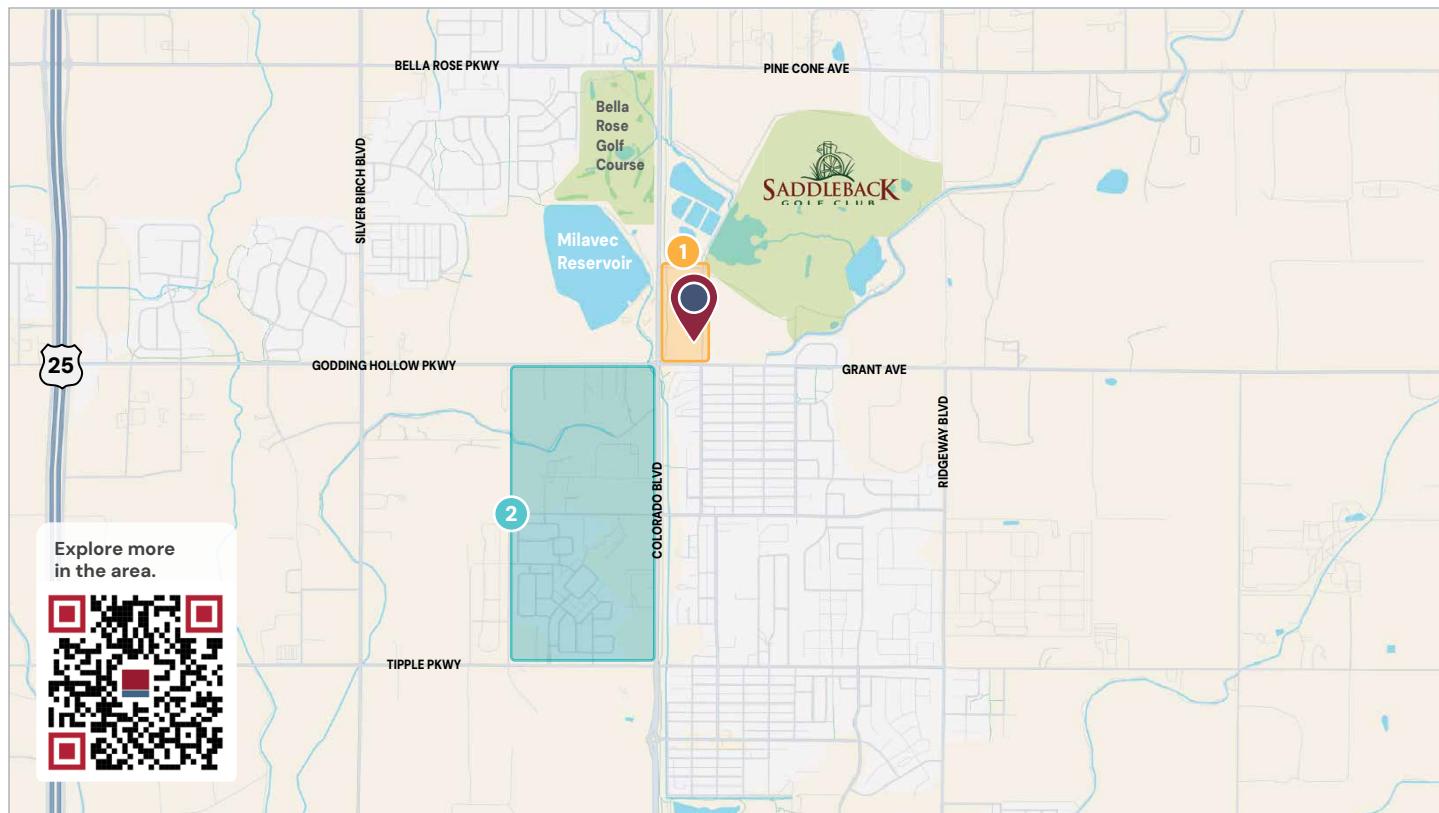
| 2 MILE RADIUS | 5 MILE RADIUS | 10 MILE RADIUS |
|---------------|---------------|----------------|
| \$127,297     | \$123,507     | \$127,477      |

## 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



1



2

