

1,600 SF DRIVE-THRU AVAILABLE

# 4650 ROYAL VISTA CIRCLE

WINDSOR, CO 80528



**DRIVE-THRU FOR LEASE**



# BUILDING HIGHLIGHTS

**1,600 SF**  
AVAILABLE SF

**LEASE RATE:**  
**CONTACT BROKERS**



COVERED  
DRIVE-THRU



TENANT FINISH  
ALLOWANCE  
AVAILABLE



LOCATED AT  
HWY 392 EXIT  
ALONG I-25



THREE  
MONUMENT  
SIGNS



THREE DEDICATED  
PARKING SPACES &  
35 ADDTL. SPACES



1.5" WATER LINE  
& 4" SANITARY  
SEWER



GREASE  
INTERCEPTOR  
INSTALLED



TWO DEDICATED  
PATIOS



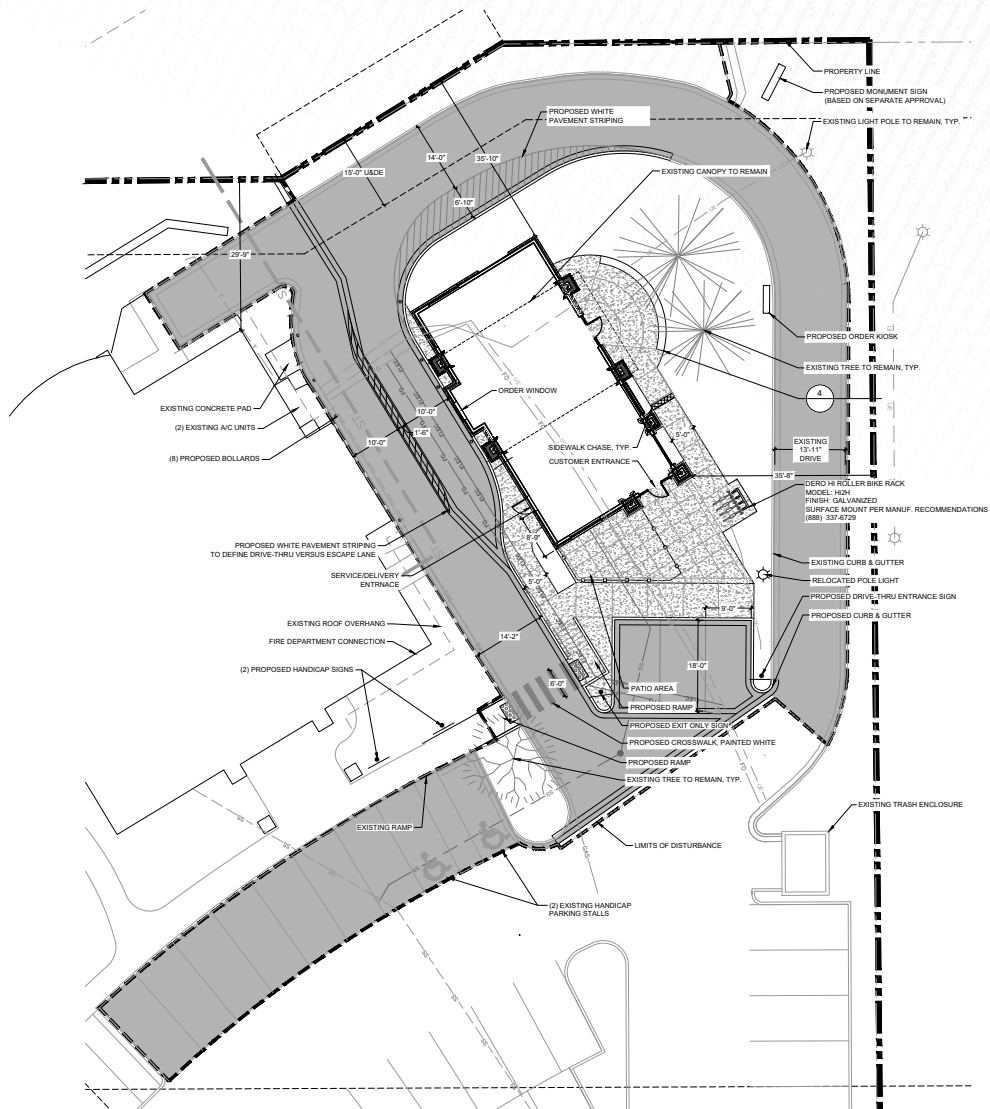
3-PHASE,  
608 AMPS



NEW BRICK  
CONSTRUCTION



# SITE PLAN



# THE LOCATION

	2 Mile	5 Mile	10 Mile
2023 Population	7,576	89,832	355,217
2028 Proj. Population	8,272	95,154	348,438
2023 Households (HH)	3,008	34,756	133,540
Avg. HH Income	\$162,130	\$125,298	\$102,126
Daytime Employees	2,983	45,888	159,274

	Vehicles Per Day
Hwy 392	19,000 VPD
I-25	83,000 VPD



**FOR MORE INFORMATION, PLEASE CONTACT:**

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