

COMMERCIAL PAD(S): FOR SALE, B-T-S, GROUND LEASE | 1.3%-2.2% POP GROWTH | \$138K-\$199K HH INCOME | FLEXIBLE SIZES



NWC Hwy 392 & CO Rd 5

WINDSOR, CO (FORT COLLINS-LOVELAND MSA)

**BLUE
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CAPITAL

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Windsor, CO 80528

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WINDSOR HARVEST FESTIVAL



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Trade Area

WINDSOR, CO



Development & Retail

WINDSOR, CO



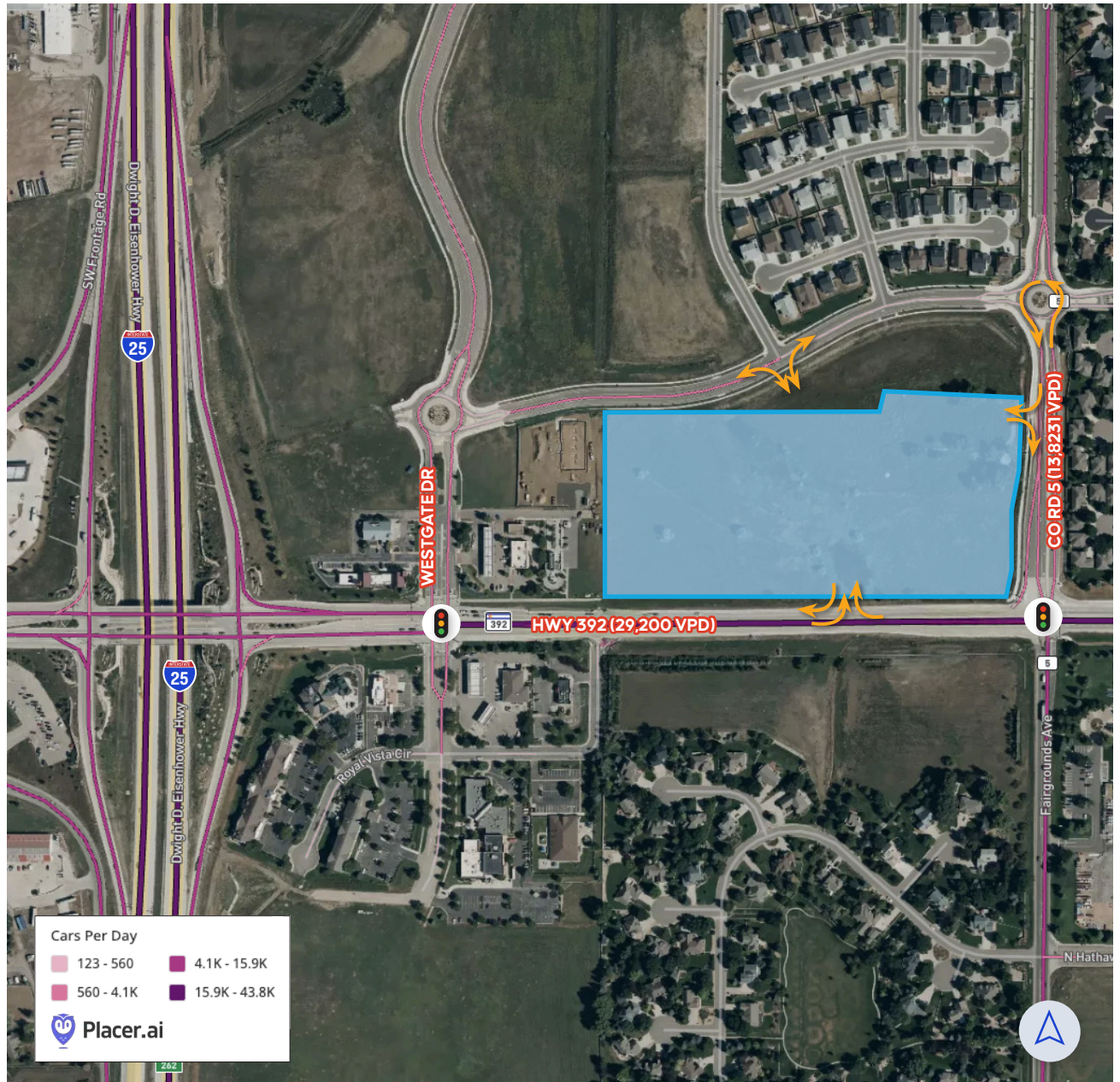
Site Details & Traffic Pattern

WINDSOR, CO



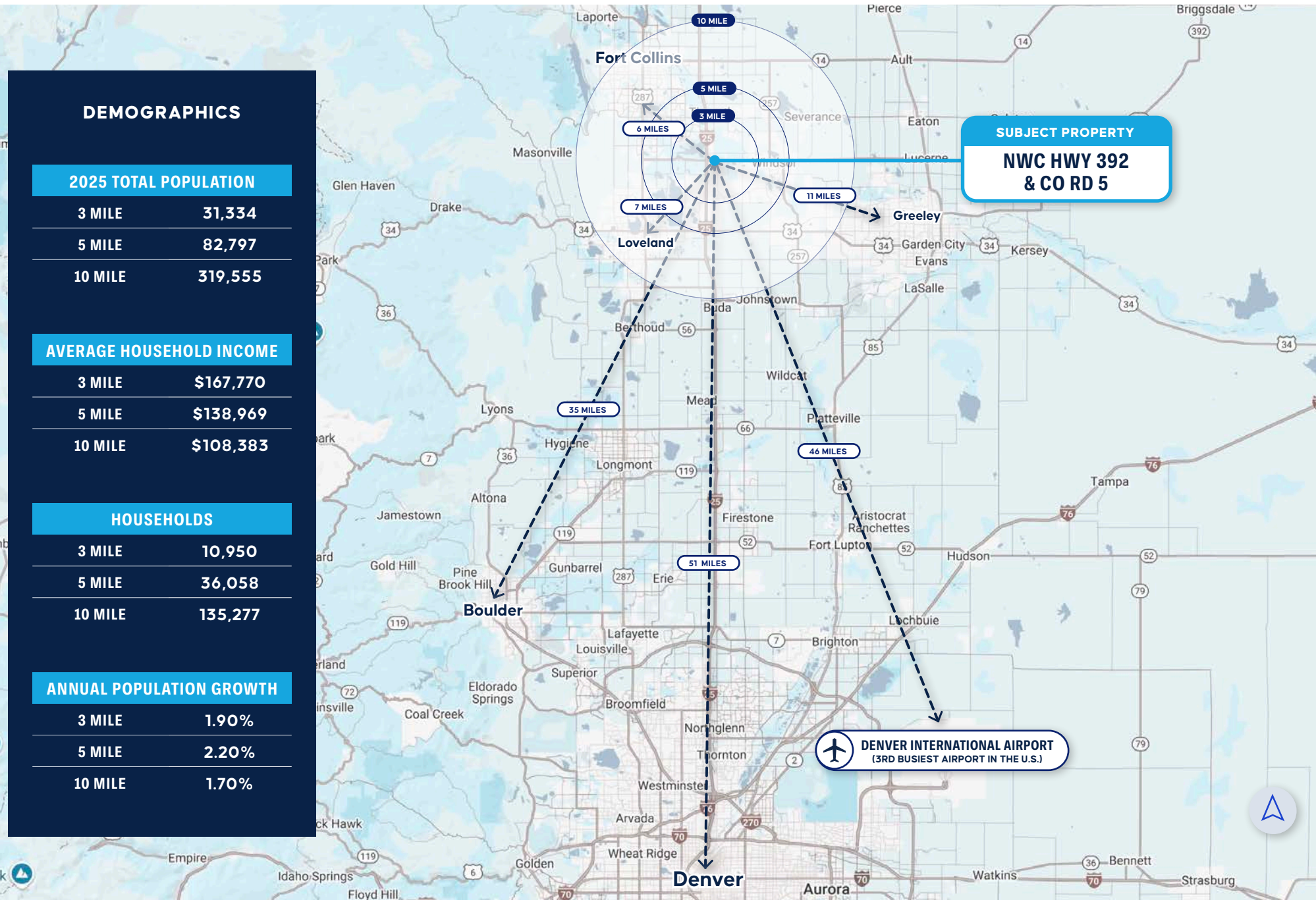
**NWC HWY 392 & CO RD 5
WINDSOR, CO 80528**

PRICING	Contact broker
TOTAL LAND SIZE	17.30 AC
PAD SIZES	Flexible - Plat not recorded
ZONING	General Commercial (GC)
USES BY RIGHT	Not limited to: Gas, Grocery, Drive-thru, Lodging, Restaurant, Etc.
UTILITIES	Stubbed to site



Demographic & Regional Map

WINDSOR, CO



Location Overview

WINDSOR, CO

Strategically positioned between Fort Collins, Loveland, and Greeley, Windsor has emerged as one of Northern Colorado's strongest high-growth markets. Its rapid residential expansion and strong household incomes are driving sustained demand for retail, services, and commercial development, creating a healthy environment for investors seeking durable performance.

ECONOMY, ACTIVITIES & EDUCATION

Windsor's affluent, fast-growing trade area fuels consistent demand for retail and commercial uses:

- **High growth and strong incomes** fuel steady demand for retail, dining, services, and daily needs.
- **Year round recreation** at Windsor Lake, Boardwalk Park, and 40 miles of trails creates consistent daily activity.
- **Vibrant Downtown Windsor** offers restaurants, breweries, boutiques, and community events that support strong foot traffic.
- **Regional destination access** to Centerra, Future Legends, and the Poudre River Trail expands visitation and trade area reach.

TRANSPORTATION

Commerce City offers exceptional transportation connectivity for both freight and commuters:

- Immediate access to **I-25, US-34, and CO-257** provides quick connections to Fort Collins, Greeley, Loveland, and the broader Northern Colorado labor pool.
- Strong commuter patterns allow Windsor to draw from **multiple high population cities** within a 15 minute radius.
- Ongoing Infrastructure investment supports **business expansion, corridor improvements, and long term commercial growth.**



WINDSOR HARVEST FESTIVAL



BOARDWALK PARK



DOWNTOWN WINDSOR

↑2.2%

POPULATION GROWTH IN
A 5 MILE RADIUS

40+

MILES OF
RECREATIONAL PATHS

35,000+

WINDSOR AREA
RESIDENTS

Location Overview

FORT COLLINS, CO

Fort Collins is one of **Northern Colorado's most dynamic markets**, driven by a large population, Colorado State University, and strong economic performance. Its I-25 location, outdoor recreation, and walkable downtown reinforce **stable demand for retail, services, and commercial investment**.

ECONOMY, ACTIVITIES & EDUCATION

Fort Collins combines a diverse economic base with lifestyle amenities that keep the market competitive for long-term investment:

- Colorado State University **drives steady economic activity** with more than 33,500 students and a large employment base.
- Major employers including **UCHealth, HP, Intel, Woodward, and New Belgium Brewing** create a diverse and stable job market.
- A **growing innovation and clean energy ecosystem** supports consistent job creation and population growth.
- **Old Town**, strong outdoor recreation, and **top national livability rankings** fuel consumer spending and long-term demand.

TRANSPORTATION

Commerce City offers exceptional transportation connectivity for both freight and commuters:

- Located along **I-25 and US-287**, connecting directly to **Denver, Loveland, Longmont, and Cheyenne**.
- **Transfort and MAX BRT** provide reliable service between CSU, Old Town, and major employment districts.
- Regional transit options include **FLEX, Poudre Express, and CDOT Bustang**, linking Fort Collins to Greeley, Windsor, Boulder, Denver, and Colorado Springs.



OLD TOWN FORT COLLINS



COLORADO STATE UNIVERSITY



NEW BELGIUM BREWERY

170K+

**TOTAL FORT COLLINS
POPULATION**

33,500+

**COLORADO STATE
UNIVERSITY ENROLLMENT**

23RD

**BEST PLACES TO LIVE
IN THE U.S.**

For Sale, B-T-S, or Ground Lease



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Windsor, CO

WINDSOR, COLORADO



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Client Focused. National Reach. Exceptional Results.

Blue West Capital is a commercial real estate advisory firm specializing in the acquisition, disposition, and leasing of single-tenant net leased properties, retail shopping centers, food and beverage, entertainment, fitness, and other commercial investment properties nationwide. We provide comprehensive commercial real estate expertise for every step of the investment process to help each client achieve their individual goals.



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