



HIGH EXPOSURE COMMERCIAL OPPORTUNITIES

JOIN KUM & GO, HUMAN BEAN, DOUG'S DINER, FREDDY'S & ESH'S MARKET

FEATURES:

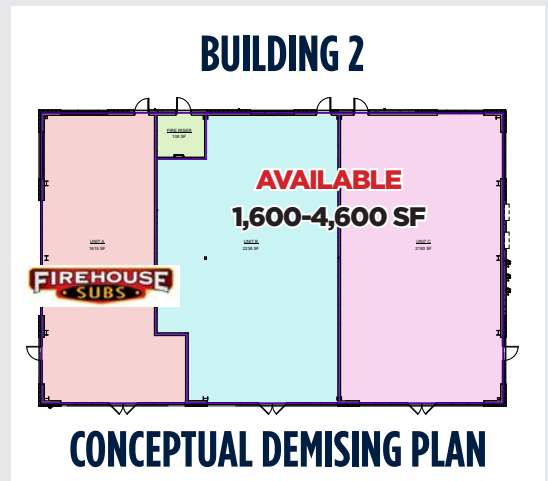
- 2022 sales - \$797/SF for existing businesses (based on sales tax receipts by Town of Windsor)
- Excellent exposure on "Hard Corner"
- Rapidly increasing traffic counts
- Under-served market
- For Sale, Lease and Build-to-Suit opportunities
- Near the new Future Legends Complex



CURRENT AERIAL PHOTOS AND VIDEOS:
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EAST POINTE PLAZA OPPORTUNITIES

SEC HWY 392 & HWY 257 • WINDSOR, CO 80550



BUILDING 2 LEASE FEATURES:

- Parking: 5/1000 SF
- Excellent exposure
- Rapidly increasing traffic counts
- Under-served trade area
- Tenant Finish Allowance negotiable
- 1,600 - 4,600 SF Available

PRICE LIST			
BLDG/ LOT	SQ FT	PRICE/ SF	ASKING PRICE
1	1,154	\$28	FOR LEASE
2	1,600 - 4,600 +/-	\$30 - \$32	FOR LEASE
3	FUTURE PHASE		
4	50,323	\$10.00	\$503,230
5	SOLD		

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DEMOGRAPHICS

SEC HWY 392 & HWY 257 • WINDSOR, CO 80550



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2022	2027	2022	2027	2022	2027
Population	7,324	7,942	31,341	33,748	57,153	62,813
Households	2,653	2,862	11,065	11,894	19,571	21,453
Median HH Income	\$94,728	\$106,821	\$106,408	\$117,219	\$111,802	\$126,606
Average HH Income	\$114,708	\$134,231	\$128,270	\$147,874	\$142,377	\$165,741
Median Home Value	\$379,762	\$428,356	\$433,279	\$458,487	\$467,637	\$476,717
Median Age	37.1	38.1	36.7	36.5	38.9	38.9

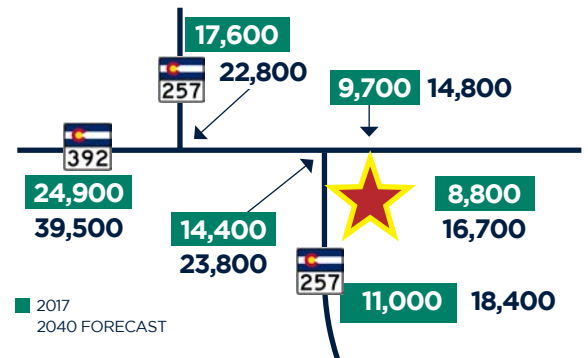


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TOWN OF WINDSOR TRAFFIC COUNTS VEHICLES PER DAY



PRICE LIST				
LOT	ACRES	SQ FT	PRICE/SF	ASKING PRICE
1, 5th	1.335*	58,152	\$13.00	\$755,983
2, 5th	1.894*	82,502	\$12.12	\$1,004,952
1 & 2, 5th	3.228	140,661	\$11.00	\$1,547,271
2, 4th	4.22	183,823	ESH'S	
EP-4	1.16	50,323	\$10.00	\$503,230
3	1.284	55,925	CAR WASH	
4	2.529	110,142	KUM & GO	
5	0.919	40,031	HUMAN BEAN	
6	1.045	45,518	FREDDY'S	
7	1.054	45,911	DOG HAUS, BASKIN ROBBINS	
8	1.063	46,303	CAFÉ MEXICALI	
9	1.202	52,370	WINDSOR CRAFT COOLER & RETAIL	

* Final plat pending recording

LOCATION

EAST POINTE PLAZA • WINDSOR, CO 80550



	RESIDENTIAL DEVELOPMENTS	PROPOSED UNITS	EXISTING UNITS
1	Jacoby Farms	-	151
2	Windshire Park	531	411
3	Peakview Estates	-	317
4	Winter Farm (3rd)	241	201
5	Water Valley	649	390
6	Water Valley South	843	717
7	RainDance	2,800	186
8	Greenspire	589	76
9	Great Western	1,566	-
10	Village East	-	191
11	Poudre Heights (3rd)	392	-
12	South Hill	130	-

GREAT WESTERN INDUSTRIAL PARK		JOBS
1	Vestas Blades	558
2	Owens-Illinois	182
3	Front Range Energy	33
4	National Guard	-
5	Hexcel	95
6	Metal Container	107
7	Carestream Health	457
8	Kodak Alaris	180
9	Musket	7
10	Halliburton	50
11	Cargill	25
12	Schlumberger	30
13	Crail	150
14	Cutters Wireline	100
15	Windsor Tech Business Center	600
CURRENT TOTAL		2,574

Fort Collins

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Loveland

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Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
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