



TURNKEY MEDICAL OFFICE FOR SUBLEASE

PROPERTY TYPE: **MEDICAL**
 AVAILABLE: **5,100 SF**
 LEASE RATE: **NEGOTIABLE**

FEATURES:

- Turnkey medical office available
- 128 feet of Interstate 25 frontage - high visibility
- 36 parking spaces; 7:1,000
- 6 exam rooms, x-ray, 2 procedure rooms, lab, conference room and 3 offices
- Drive-thru
- Lots of signage on building and along 6th Street
- New buildout with quality finishes
- Sublease through September 30, 2030

DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	6,151	6,421	11,744	12,313	13,416	14,059
Households	2,156	2,257	4,079	4,289	4,704	4,942
Median HH Income	\$96,263	-	\$98,839	-	\$98,908	-
Average HH Income	\$105,030	-	\$109,795	-	\$112,516	-

FEATURED PROPERTY

7950 6TH STREET • WELLINGTON, CO 80549

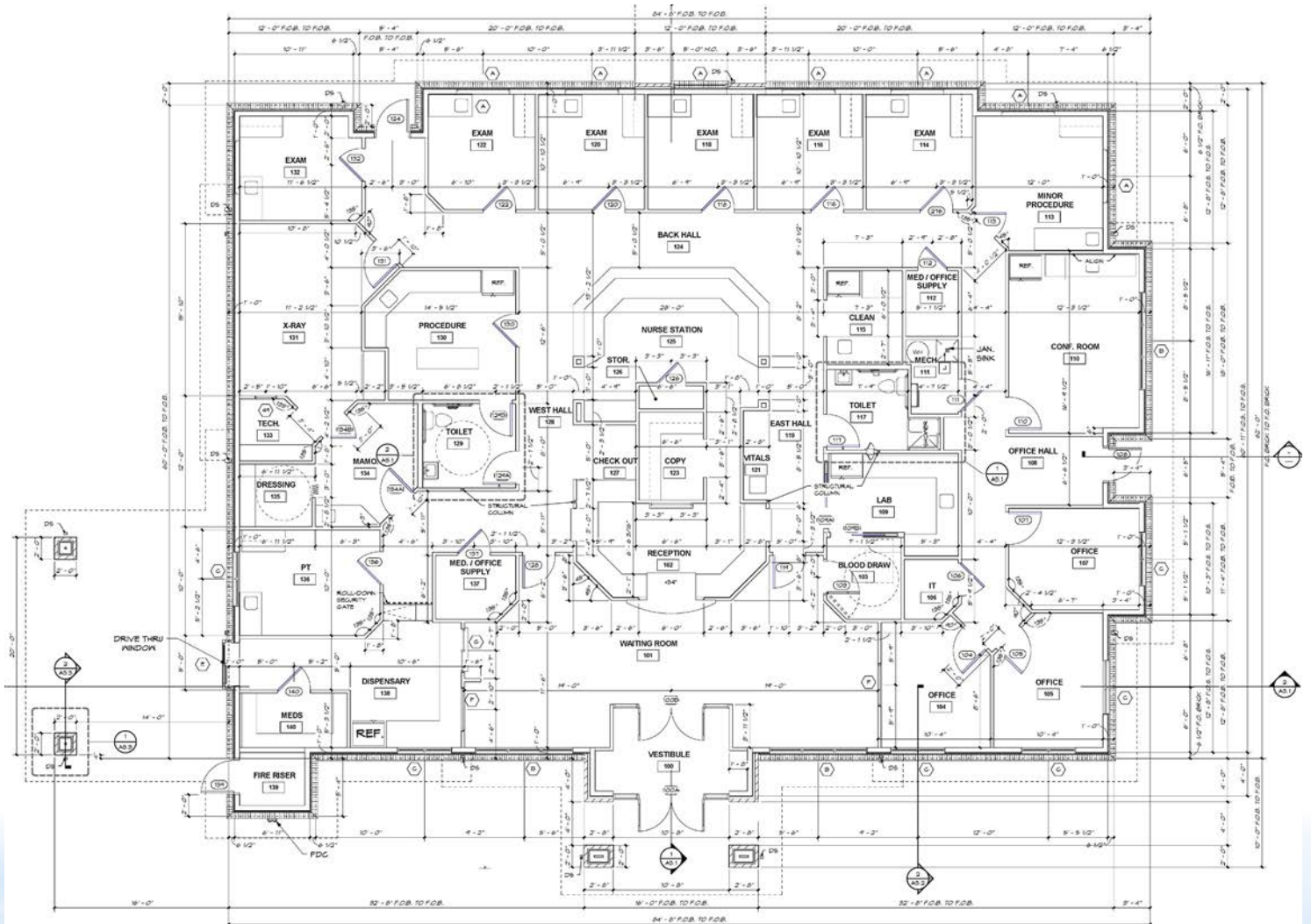


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ERIK BROMAN Broker/Partner
970.420.1445
broman@realtec.com

FLOOR PLAN

7950 6TH STREET • WELLINGTON, CO 80549



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SITE LOCATION

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13.5

MILES
TO FORT COLLINS

26.3

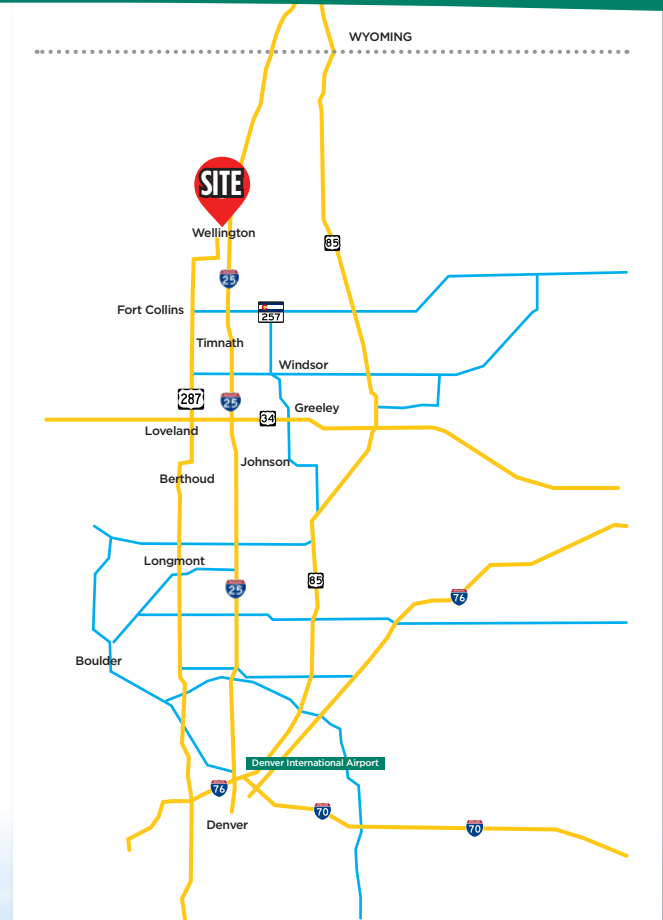
MILES
TO LOVELAND

33.2

MILES
TO CHEYENNE

70.4

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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About Wellington, Colorado

Wellington, Colorado, is a vibrant and growing community strategically located just 10 miles north of Fort Collins, providing easy access to major transportation routes like Interstate 25. This ideal location offers a blend of small-town charm with proximity to a larger urban center, making it an attractive destination for businesses looking to expand or relocate.

The town is known for its friendly atmosphere, with a supportive local community and a growing residential population. It provides a range of commercial real estate opportunities, from retail spaces and office buildings to light industrial sites, catering to a diverse set of industries including logistics, agriculture, and service-based businesses.

Wellington's commercial properties benefit from its proximity to Fort Collins' well-established infrastructure, highly educated workforce, and strong economic growth. Additionally, the area's development is expected to continue, with plans for infrastructure improvements and residential expansion further enhancing the commercial appeal.

With competitive property prices and the added advantage of being a part of the Northern Colorado region's thriving economy, Wellington is an excellent location for businesses seeking a balance between small-town accessibility and big-city opportunity.



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