



Fully Leased Retail & Event Investment | Downtown Mead | 6.5% Cap

333-339 Main St. | \$6,500,000 | \$403,958 NOI

Turn-key, income-producing commercial asset with diversified tenants and event venue revenue.

[Request Info](#)



Executive Summary — Turn-Key, Fully Leased Retail & Event Investment in Downtown Mead

Property Highlights

This fully renovated **17,889 SF mixed-use retail and event property** presents a rare opportunity to acquire a **stabilized, cash-flowing asset** in one of **Northern Colorado’s fastest-growing submarkets**.

Positioned on **Main Street in Downtown Mead**, the property delivers **exceptional visibility, diversified income, and long-term appreciation potential**.

Originally built in 1917 and **fully rebuilt in 2023**, it now offers new-construction quality with minimal maintenance and proven tenant stability.

Current uses include **retail, office, and event spaces**, supported by both long-term leases and scalable event revenue from the on-site venue.

Investment Metrics

Metric	Detail
Purchase Price	\$6,500,000
Net Operating Income (NOI)	\$403,958
Cap Rate	6.5 %
Occupancy	100 % Leased
Building Size	±17,889 SF
Lot Size	0.41 Acres
Year Built / Renovated	1917 / 2023

Financial Overview — Strong Cash Flow & Stabilized Returns

\$422K

Gross Operating Income

Annual base rent from fully leased tenants and event operations.

\$404K

Net Operating Income

Post-expense income supported by recent renovations and long-term leases.

6.5%

Cap Rate

Attractive yield with diversified tenant base.

0%

Vacancy Rate

Fully occupied asset delivering consistent monthly returns.

Stabilized income-producing asset with \$404K NOI, minimal operating costs, and zero vacancy.

The property demonstrates exceptional financial stability through zero vacancy and a balanced tenant mix generating both fixed and variable income streams. With annual property taxes of only **\$18,442** and limited maintenance costs due to the recent renovations, investors benefit from strong **net operating income**, predictable **cash flow**, and **long-term appreciation potential** within a growing Northern Colorado market.

Request Info

Strategic Location — Northern Colorado Growth Corridor



Downtown Mead Core

Prime Main Street location in the heart of Mead's historic downtown district, surrounded by established businesses and steady residential growth. Exceptional visibility, ample parking, and walkable proximity drive consistent traffic from both local patrons and regional visitors.



I-25 Corridor Growth

Positioned along Northern Colorado's premier growth corridor connecting Denver, Boulder, and Fort Collins. The area continues to experience robust population and business expansion driven by infrastructure improvements and master-planned community developments.



Regional Connectivity

Strategically located with direct access to I-25 and Hwy 66, offering quick connectivity to major employment centers and regional hubs across the Denver-Fort Collins corridor. The property benefits from strong commuter and local traffic volumes supporting Main Street retail vitality.

Ideally positioned within Northern Colorado's most dynamic growth corridor — combining Main Street stability with regional expansion potential.

[Get Full Details](#)

Property Features & Specifications

Completely renovated mixed-use asset with diversified income and long-term stability.



Building Overview

- ±17,889 Total SF
- Originally Built 1917 | **Completely Rebuilt & Modernized 2021–2023**
- Brick / Brick Veneer Construction
- Central Air & Forced-Air Heat
- EDU SVC Zoning



Tenant Mix & Income

- Mixed-Use Configuration: Retail, Office, and Event Center
- 100% Leased (±17,889 SF)
- Diversified Income Streams with Long-Term Leases
- Stable Tenancy with Minimal Turnover
- Tenants Responsible for Deposits and Utilities



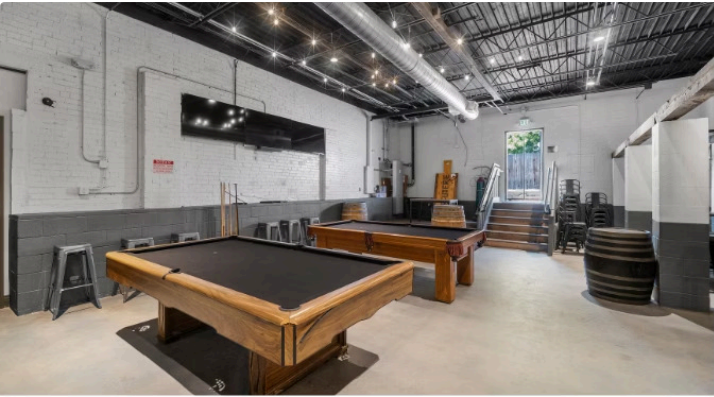
Site & Infrastructure

- ±0.41 Acre Lot
- Paved Street Access with Excellent Visibility
- City Water & Sewer | Natural Gas & Electric
- Ample On-Street and Rear Parking
- High-Exposure Main Street Frontage

A newly renovated, fully stabilized mixed-use investment with diversified tenancy and minimal ownership demands.

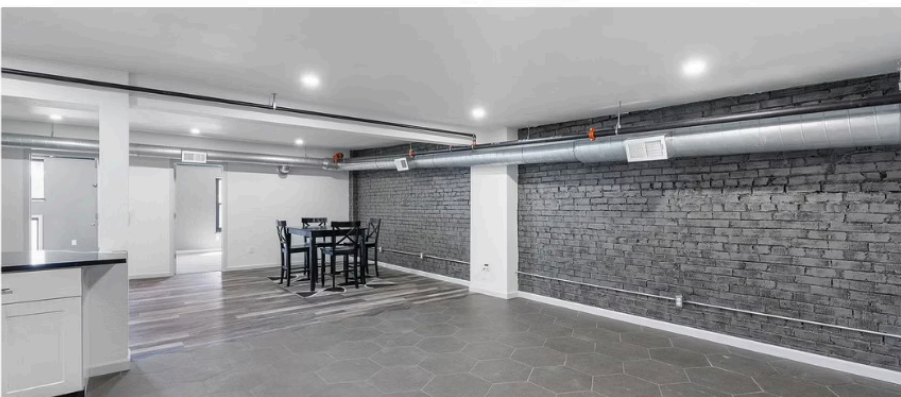
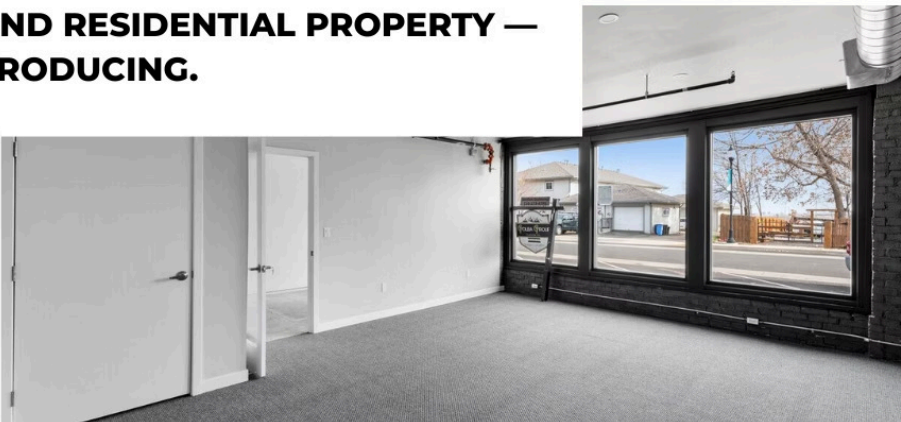
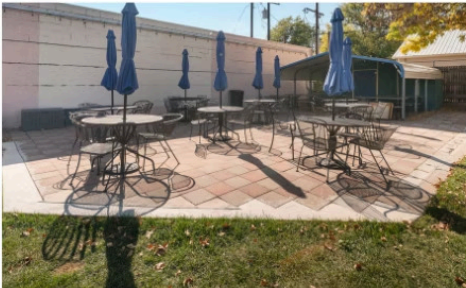
Historic Mead — Interior Highlights

Recently rebuilt in 2023, the property features designer interiors across event, retail, and professional spaces — ideal for tenants and private events.



HISTORIC MEAD

FULLY RENOVATED MIXED-USE EVENT, RETAIL, AND RESIDENTIAL PROPERTY —
100% LEASED AND INCOME-PRODUCING.



Turn-Key, Cash-Flowing Investment with Long-Term Growth Potential

Fully leased, newly renovated, and strategically positioned in Northern Colorado's fastest-growing commercial corridor.



Recently Renovated

Comprehensive interior and exterior renovation completed within the past three years. Eliminates deferred maintenance and capital expenditure risk while enhancing long-term durability and tenant retention.



Fully Stabilized

100% leased with long-term, established tenants providing predictable income. Delivers immediate cash flow and eliminates lease-up uncertainty for new ownership.



Appreciation Upside

Located in a rapidly expanding submarket along the **I-25 growth corridor** with robust demographic trends, infrastructure investment, and sustained commercial development driving long-term appreciation.

An ideal “park your capital” opportunity offering both immediate yield and long-term value creation in Northern Colorado’s most dynamic market.

[Learn More](#)

Market Position & Growth Dynamics

Mead, Colorado is rapidly emerging as a key growth hub along the I-25 corridor between Denver and Fort Collins — one of the most active commercial development regions in the state. Ongoing infrastructure investment and steady in-migration have created a dynamic environment for sustained real estate appreciation and tenant demand.



Explosive Population Growth

Rapid residential expansion driving increased demand for retail and service businesses. ***Population growth directly fuels tenant stability and long-term rent appreciation.***



Major Infrastructure Investment

Ongoing public and private capital improvements enhancing regional connectivity. ***Enhanced access and visibility increase property values and commercial occupancy rates.***



Expanding Business & Employment Base

Expanding business base creating sustained demand for quality commercial space. ***Business migration from urban cores strengthens small-market absorption and rental growth.***

Tenant Mix & Income Diversification

Diversified tenant base providing stable, predictable income and long-term tenant security.

The property's balanced tenant composition across retail, office, and event spaces provides income stability and reduces concentration risk. This diversified approach ensures consistent cash flow while serving the varied needs of Downtown Mead's growing business community.

Each tenant category contributes to the property's overall appeal and market position, creating a synergistic environment that enhances tenant retention and supports long-term value appreciation.

Key Benefits:

- **Diversified income streams** reduce single-tenant dependency and cash flow volatility.
- **Complementary uses** (retail, office, and event) generate cross-traffic and shared customer bases.
- **Adaptive space design** accommodates evolving tenant and market demand.
- **Strong retention rates** supported by high-quality renovations and flexible lease terms.



This tenant mix creates a self-sustaining ecosystem that minimizes downtime, maximizes renewal likelihood, and protects income performance over time.

[Schedule A Site Tour](#)

Financial Analysis

Efficient operating structure delivering 6.5% stabilized returns with minimal ownership overhead.

Income Analysis	Annual Amount
Potential Rental Income	\$422,400
Less: Vacancy Rate (0%)	\$0
Effective Rental Income	\$422,400
Other Income	—
Gross Operating Income	\$422,400

Net Operating Income (NOI): \$403,958 | Cap Rate: 6.5% | Expense Ratio: 4.4%

Operating Expenses	Annual Amount
Property Taxes (2024)	\$18,442
Building Insurance	Tenant Responsibility
Utilities	Tenant Responsibility
Common Area Maintenance	Minimal
Total Operating Expenses	\$18,442
Net Operating Income	\$403,958

Request Full Financials

Investment Highlights

6.5% Cap Rate | \$403,958 NOI | 100% Occupied | 4.4% Expense Ratio

Stabilized, income-producing asset positioned for long-term growth in Northern Colorado's premier corridor.

01

Immediate Cash Flow

100% occupied property generating **\$403,958 in annual NOI** with zero vacancy risk and a stable tenant base providing day-one returns.

02

Minimal Capital Requirements

Comprehensive **2021–2023 renovations** eliminated deferred maintenance, ensuring investors focus on income collection rather than capital improvements.

03

Strategic Market Position

Located on **Main Street in Downtown Mead**, part of Northern Colorado's fastest-growing corridor with robust regional expansion and infrastructure investment.

04

Diversified Income & Long-Term Growth

Balanced mix of tenants and a prime I-25 corridor location deliver both predictable income and strong appreciation potential.

Contact Us Today



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Ready to Explore This Opportunity?

- Schedule a property tour
- Review detailed site plans
- Discuss investment opportunities
- Analyze market potential

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