

# RETAIL & OFFICE SPACE FOR SALE OR LEASE



## RIVERBEND

URBAN VILLAGE

WHERE TIMNATH COMES TOGETHER.





# A NEW HUB FOR BUSINESS & COMMUNITY

Designed as a vibrant new focal point for Timnath, **Riverbend Urban Village** offers an upscale blend of retail destinations, first-class office spaces, and inviting communal areas.

This transformative mixed-use development spans **43,827 square feet in Phase 1** along the scenic **Cache la Poudre River**, with steps-away access to the **Poudre River Trail** and minutes away from **I-25**. With its strategic location and thoughtful integration into the area's natural amenities, **Riverbend** will be the epicenter of culture, commerce and community in Timnath's rapidly evolving urban fabric.



FLOOR & DECOR

COSTCO  
FREDDY'S  
PANDA EXPRESS  
TACO BELL

WALMART  
CHICK-FIL-A  
STARBUCKS



PHASE 2

SIGNAL TREE ROAD

HARMONY ROAD

The intersection of **Harmony Road & I25** is the busiest intersection in **Northern Colorado** with nearly double the vehicles per day entering and exiting the intersection (using the on and off ramps)

TIMNATH LAKES





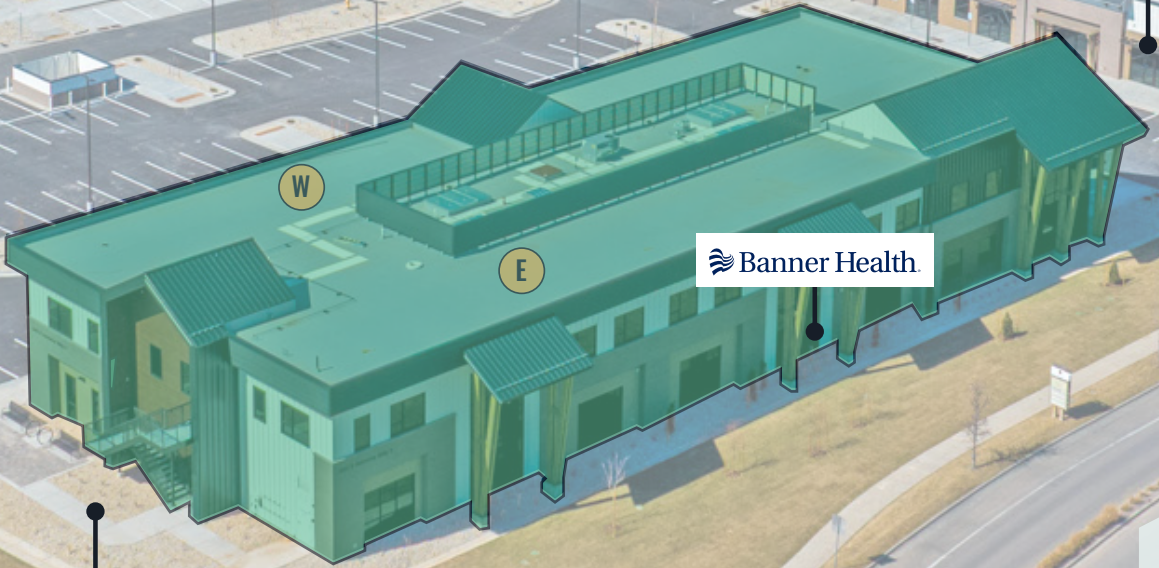
32,000 VEHICLES PER DAY

HARMONY ROAD



BACK NINE

mtn + mane



Banner Health

**BUILDING 2**  
2ND FLOOR OFFICE CONDO'S AVAILABLE

SIGNAL TREE ROAD

**FOR SALE**

**BUILDING 1**

● LEASED

**BUILDING 2**

● 2ND FLOOR EAST \$385

● 2ND FLOOR WEST \$395

TURNKEY SUITE 201 \$506,000

**FOR LEASE**

**BUILDING 2 2ND FLOOR**

\$32 - \$34 PSF

# PROJECT HIGHLIGHTS



43,527 SF Phase 1



**Operating Expenses**  
\$10.50 PSF (ESTIMATED)



**Signage Opportunities**  
BUILDING & MONUMENT SIGNAGE (PROPOSED)

**READY FOR OCCUPANCY**

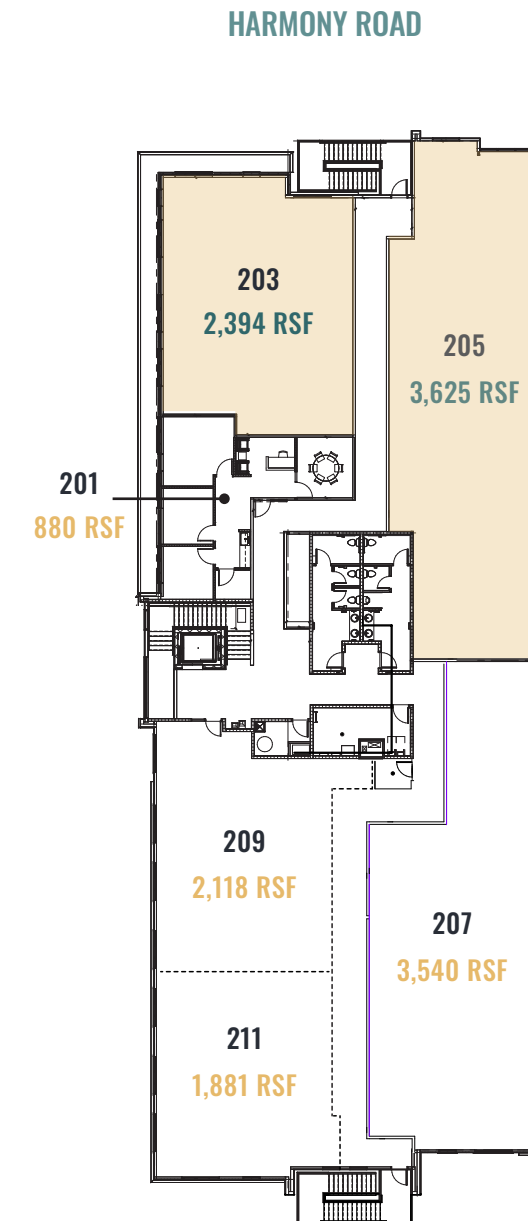


# WHERE THE POSSIBILITIES ARE AS BOUNDLESS AS THE VIEWS.

Riverbend will redefine Timnath's urban opportunities with premium **Class A** office tailored for maximum innovation and productivity.

Ideal for both start-ups and satellite expansions, **Riverbend's** workspaces offer a unique combination of well-crafted design, excellent location, and embrace of the outdoors for exceptional work-life harmony. Here, businesses can benefit from the energy of a mixed-use development, with easy access to retail, dining options, and community spaces. Adjacent to the new **Timnath** municipal building, **Riverbend's** office environments are a once-in-a-decade chance to place your business at the heart of opportunity in **Northern Colorado**.

## 2ND FLOOR AVAILABLE OFFICE



- AVAILABLE
- LEASED / SOLD
- CAN BE COMBINED

**BUILDING 2 - SECOND FLOOR**

**TOTAL OFFICE RSF: 14,472 RSF**



# HERE COMES THE NEIGHBORHOOD

A burgeoning destination for young families and professionals, **Timnath** currently lacks any anchor for high-end retail or sit-down restaurants and that's where **Riverbend** comes in.

**Riverbend** represents the first opportunity to tap into the high-end demand of one of Colorado's most rapidly-growing towns, with multiple residential projects underway and more to come. Currently home to nearly **11,000 residents**, **Timnath** plans to welcome in a total of **20,000** in the next two decades and sees **89,744** drivers a day just **3 minutes away on I-25**.

This Class A, mixed-use development will become the definitive center of social activity in **Timnath** as it develops.

RIVERBEND URBAN VILLAGE



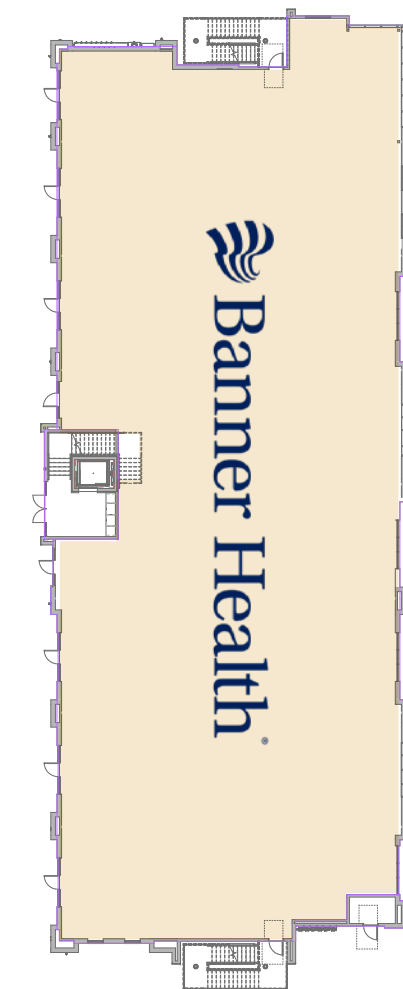
## AVAILABLE RETAIL

HARMONY ROAD



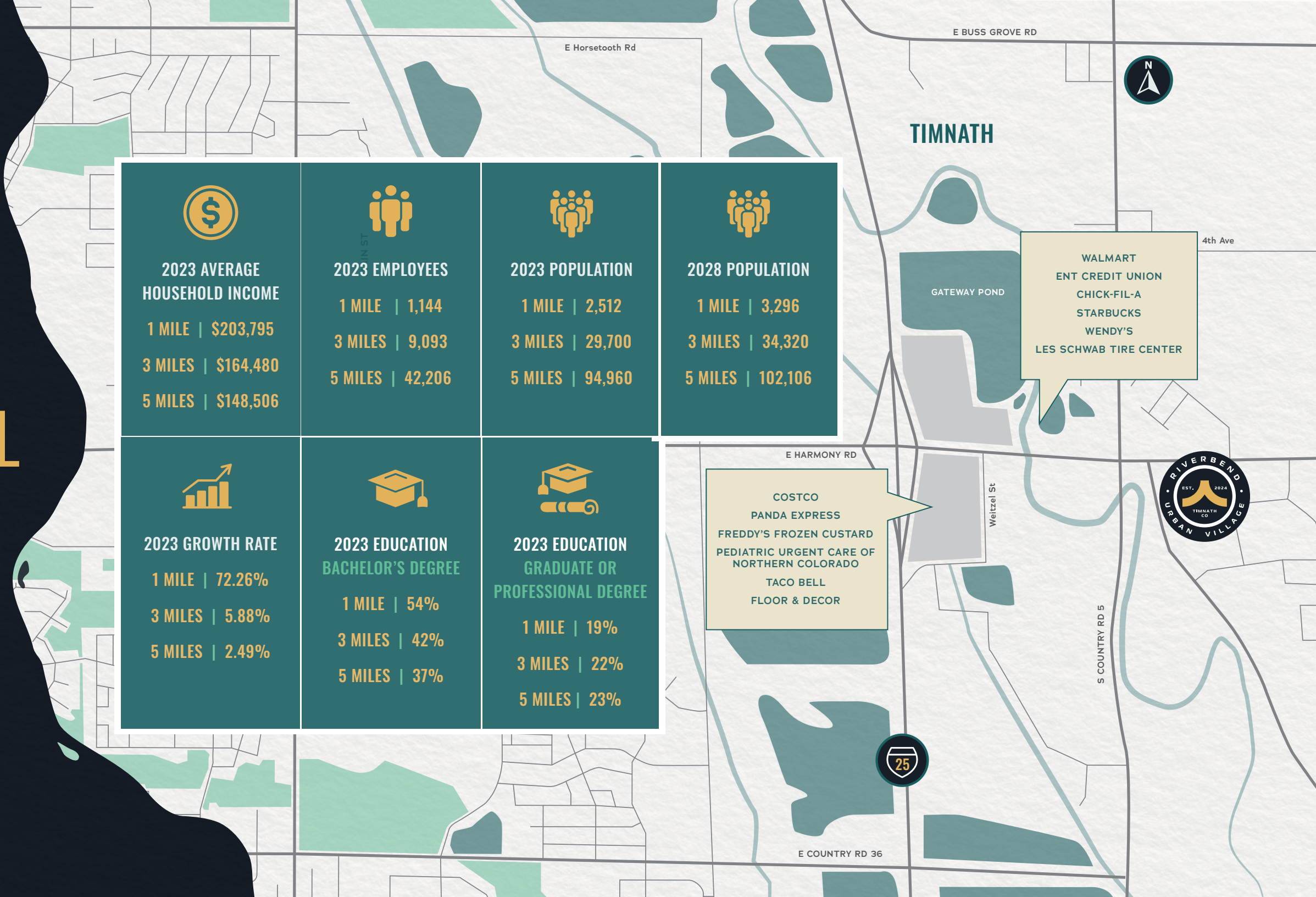
- AVAILABLE
- LEASED / SOLD

- BUILDING 1
- BUILDING 2 - FIRST FLOOR
- TOTAL RETAIL RSF: 29,055 RSF



SIGNAL TREE ROAD

# BY THE NUMBERS: A STATISTICAL PORTRAIT OF TIMNATH





# EXCEPTIONAL SPACE IN AN

# EXCEPTIONAL PLACE. >>>>

It's not just easy to find **beauty in Timnath** - it's a challenge to find anything else.

Nestled along the **Cache la Poudre River**, **Timnath** offers a pristine outdoor experience, and **Riverbend** will curate the best of that. True to our name, we're steps from the **Poudre**, and the **21-mile Poudre River Trail** stretching from **Fort Collins** to **Greeley**. **Timnath** is also home to a reservoir where can enjoy fishing, boating, water skiing, and right by the **Arapaho Bend**. With expansive parks and open spaces just minutes away like the **Arapaho Bend Natural Area**, **Riverbend** provides easy access to endless recreation and boundless inspiration.





**FOR LEASING & SALES INFORMATION, PLEASE CONTACT:**

**MELISSA MORAN**

[melissa.moran@cbre.com](mailto:melissa.moran@cbre.com)

970 219 7376

**JON RUE**

[jon.rue@cbre.com](mailto:jon.rue@cbre.com)

970 948 8300

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

