

RETAIL & OFFICE SPACE FOR SALE OR LEASE



WILD PASTURES
BURGER CO.

BACK NINE

bc burke
BARBQ & CRY CHARBROS FROM STIRRO

mtn + mane

MEXICAN
RESTAURANT
COMING SOON

Banner Health



The Group
REAL ESTATE

UNIT 105
AVAILABLE



RIVERBEND

URBAN VILLAGE

WHERE TIMNATH COMES TOGETHER.

SCHUMAN
COMPANIES, INC.

CBRE



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

1,512 SF AVAILABLE

WILD PASTURES
BURGER CO.

BACK NINE

mtn + mane

MEXICAN RESTAURANT
COMING SOON

W

E

Banner Health

SIGNAL TREE ROAD

BUILDING 2
2ND FLOOR OFFICE CONDO'S AVAILABLE

FOR SALE

BUILDING 1
● INLINE \$525 PSF

BUILDING 2
● E 2ND FLOOR EAST \$385
● W 2ND FLOOR WEST \$395
TURNKEY SUITE 201 \$506,000

FOR LEASE

BUILDING 1
\$38 PSF

**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

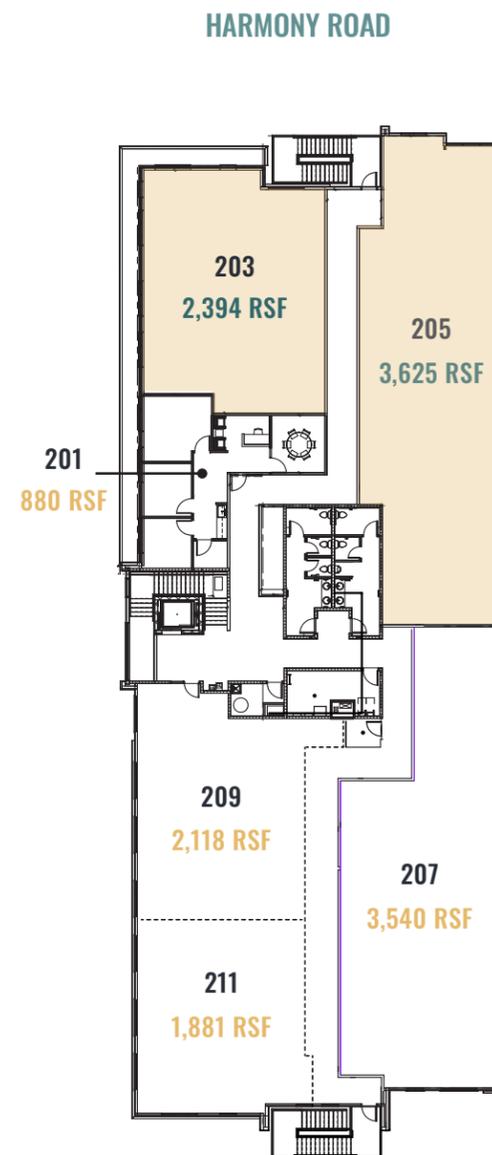


WHERE THE POSSIBILITIES ARE AS BOUNDLESS AS THE VIEWS.

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**.

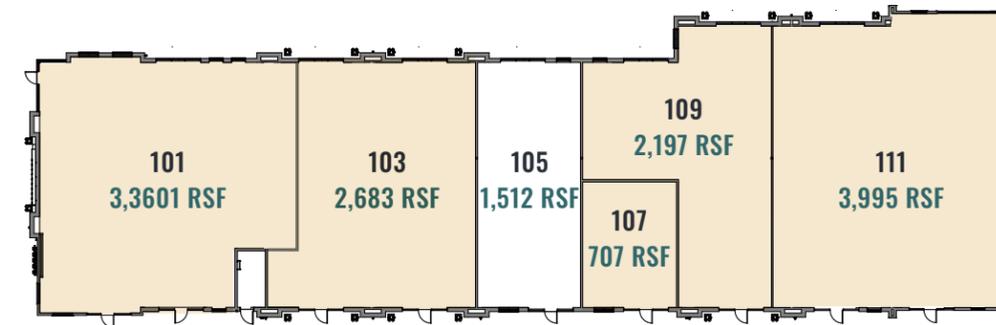
This Class A, mixed-use development will become the definitive center of social activity in **Timnath** as it develops.

RIVERBEND URBAN VILLAGE



AVAILABLE RETAIL

HARMONY ROAD

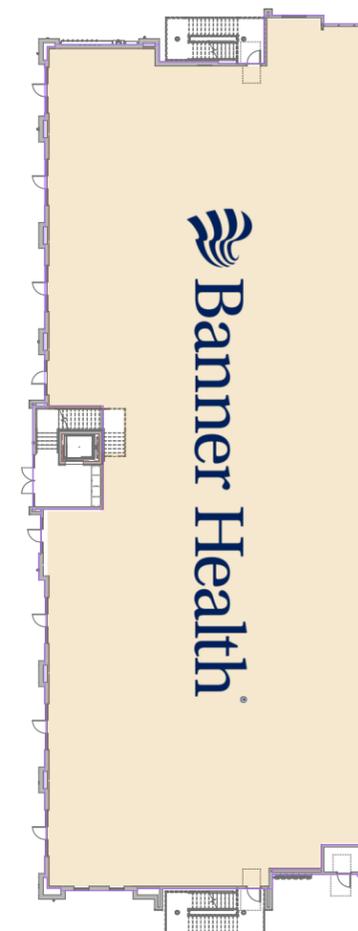


- AVAILABLE
- LEASED / SOLD

BUILDING 1

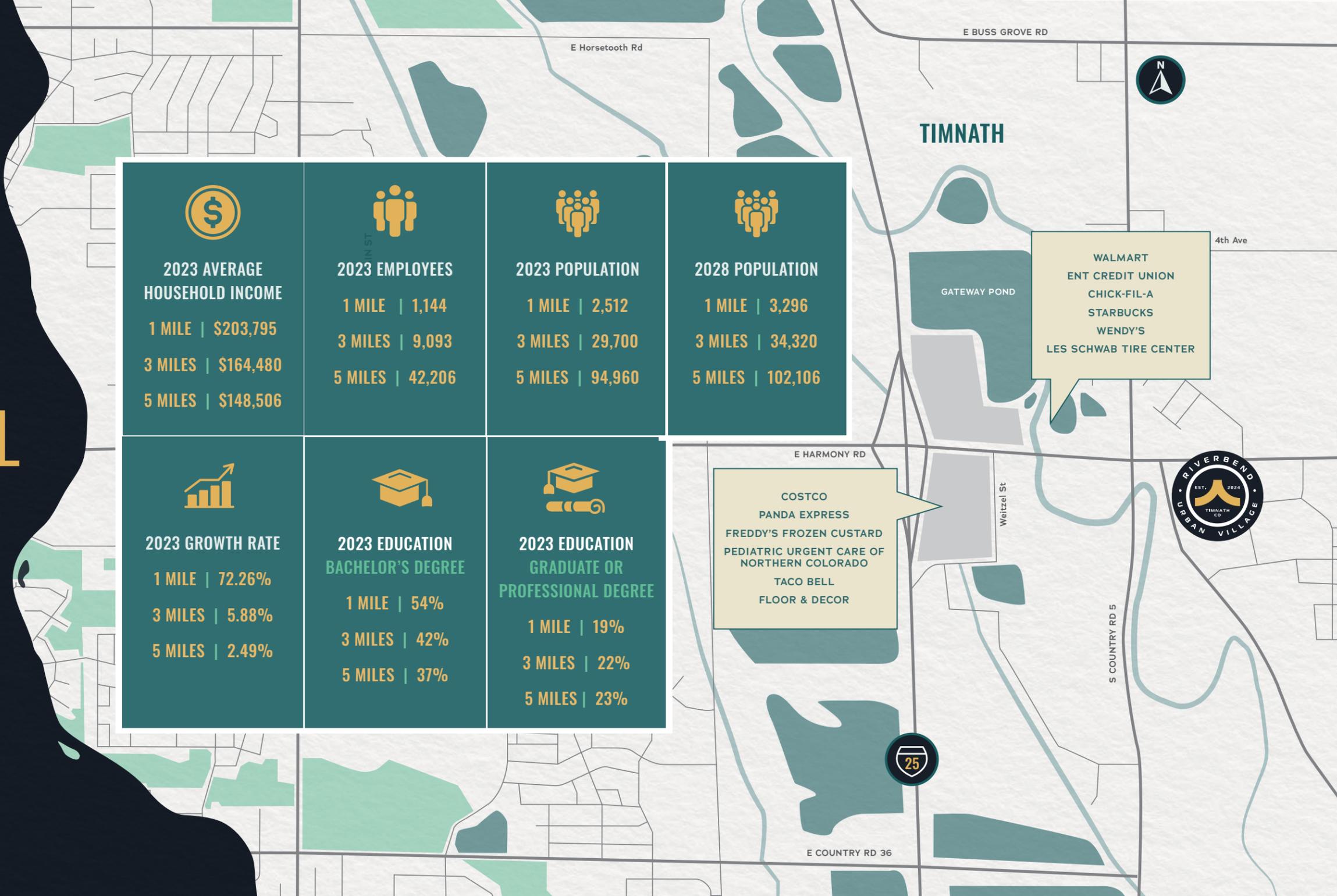
BUILDING 2 - FIRST FLOOR

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:

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