

FOR SALE OR LEASE

RETAIL / WAREHOUSE PROPERTY

2715 East Mulberry Street
Fort Collins, Colorado 80524

SALE PRICE
\$1,295,000

LEASE RATE
\$16.00 SF NNN
NNN: \$4.75



PROPERTY DETAILS

This 5,267 square foot Retail / Warehouse property is comprised of a 2,267 sf Retail / Office Building with a 3,000 sf open warehouse on a .87 Acre Lot (38,095 sf).

Just two minutes from Interstate-25

Quick access to Northern Colorado and Denver

A 12' x 12' Overhead Door with 2 additional 8' x 10' Doors

18' Clear Height

1 office w / bathroom + 2 additional bathrooms in retail area

200 Amp electrical service

Additional Parking

Fenced outside storage lot

MARK O'DONNELL
970-690-8885
idmark@comcast.net

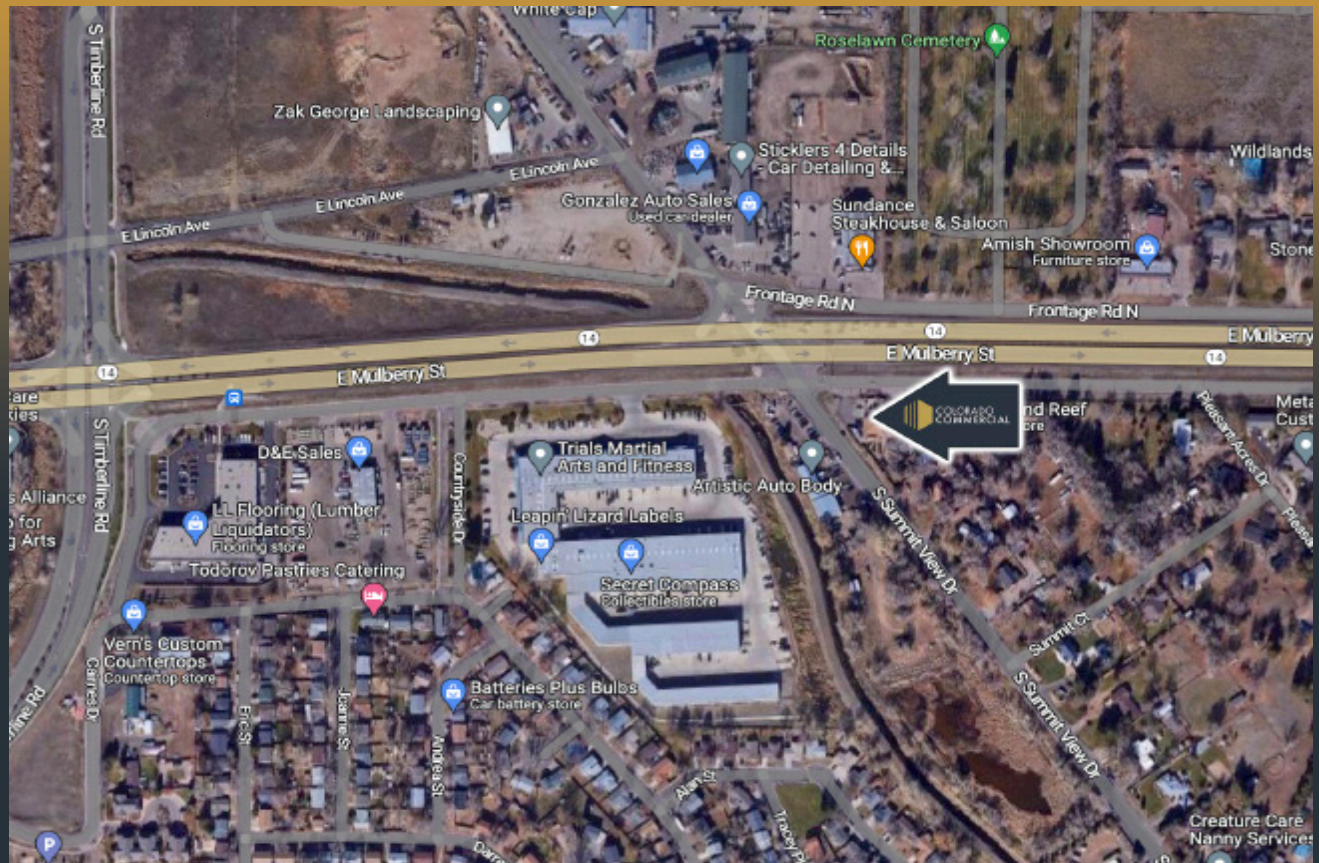
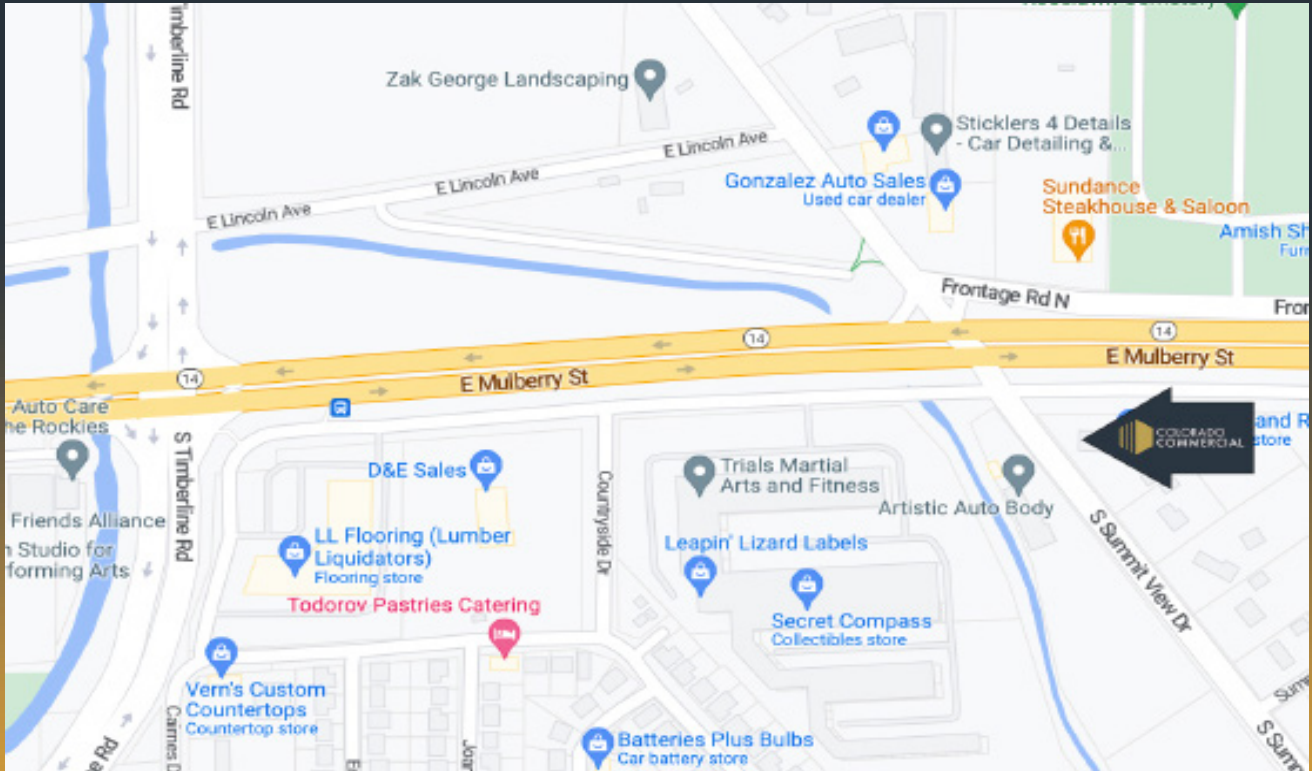
RANDY MARSHALL
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Fort Collins, CO 80525
970-236-2322

No warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or Properties) in question.



SITE OVERVIEW





PROPERTY PHOTOS

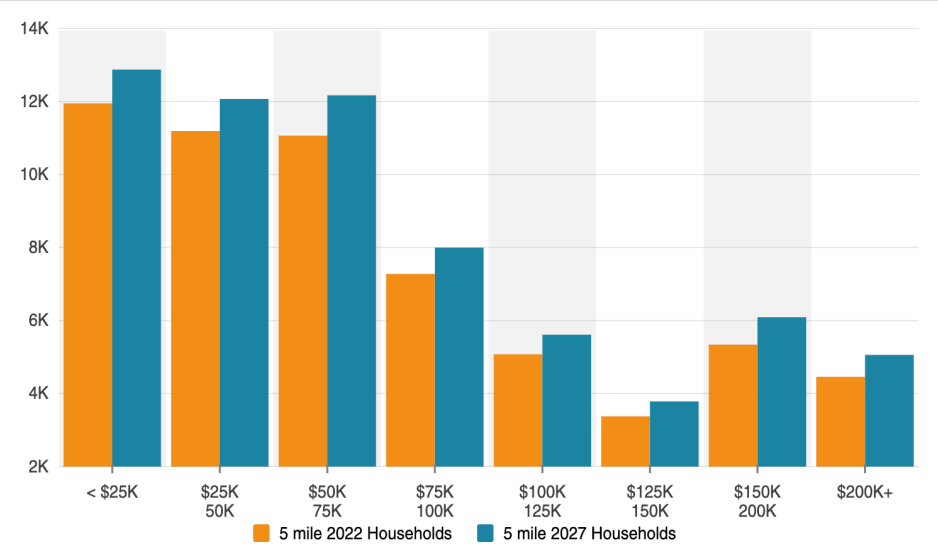


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Households

	2 mile	5 mile	10 mile
2010 Households	5,152	48,874	80,720
2022 Households	7,200	59,727	101,558
2027 Household Projection	8,029	65,649	112,577
Annual Growth 2010-2022	2.9%	1.4%	1.8%
Annual Growth 2022-2027	2.3%	2.0%	2.2%
Owner Occupied Households	5,253	34,226	71,223
Renter Occupied Households	2,776	31,422	41,355
Avg Household Size	2.5	2.3	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$254.2M	\$2B	\$3.7B

Household Income



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Summit View Dr	Frontage Rd NW	1,631	2022	0.02 mi
S Summit View Dr	Frontage Rd SE	1,920	2022	0.05 mi
E Mulberry St	S Summit View Dr W	31,427	2022	0.05 mi
S Summit View Dr	E Lincoln Ave NW	2,059	2022	0.08 mi
E Mulberry St	S Summit View Dr E	32,452	2022	0.10 mi
S Summit View Dr	E Lincoln Ave SE	1,822	2022	0.12 mi
East Mulberry Street	S Summit View Dr E	32,000	2020	0.19 mi
E Lincoln Ave	S Summit View Dr E	762	2022	0.21 mi
S Summit View Dr	Summit Ct NW	1,736	2022	0.22 mi
E Mulberry St	S Timberline Rd W	34,717	2022	0.25 mi

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DEMOGRAPHICS

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