

FOR LEASE

3 MONTHS OF FREE RENT
COMPETITIVE T.I. ALLOWANCE*

FIRESTONE CROSSING

10945 COLORADO BLVD,
FIRESTONE · CO



PRIME RETAIL/MEDICAL/OFFICE PROPERTY

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*for qualified tenants and deals 5 years or longer

PROPERTY OVERVIEW

PROPERTY ADDRESS 10945 Colorado Blvd, Firestone, CO
80504, USA

PROPERTY TYPE Retail, Office, Medical Office

TOTAL SF 1,650 - 27,500/SF +/-

ACRES 2.3 AC

CLEAR HEIGHT 18'

LEASE RATE Contact Broker

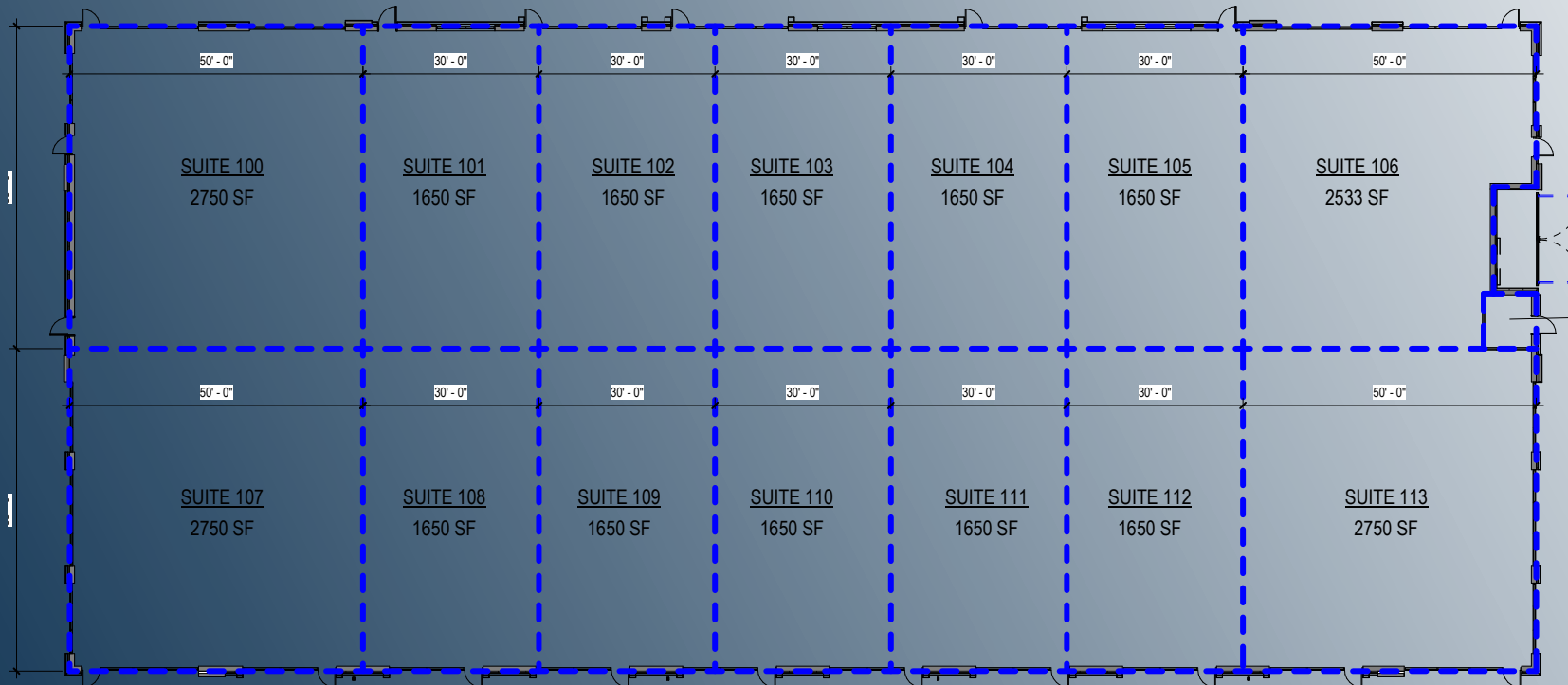
- Conveniently located at Firestone and Colorado Blvd (>22K Vehicles Per Day).
- Quick access to I-25 & Denver/Boulder
- Shadow anchored by King Soopers.
- Desired uses: Coffee Shop, Brewery, Fitness, Chiropractic, Health and Beauty

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	9,816	27,594	44,771
2025 Estimate	8,923	20,901	39,008
Growth 2025-2030	10.0%	10.8%	12.4%
Average Age	35	36	37
Average Household Income	\$133,300	\$139,200	\$136,500
BUSINESS			
Labor Force	4,855	13,639	22,135
Workday Population	5,338	20,901	39,008



FLOOR PLANS



LOCATION OVERVIEW



FIRESTONE OVERVIEW

Why Choose Firestone?



The Economy is Driven by Smart Talent and Innovative Business Minds



Firestone, located in the heart of Northern Colorado, benefits from a region that is deeply committed to innovation and future-focused growth. Northern Colorado consistently outpaces both the Denver Metro Area and the state overall in patents issued per employee—demonstrating a strong culture of research and development. In 2020 alone, more than \$411 million was invested by regional research institutions, underscoring the area's dedication to advancement, technology, and long-term opportunity.



Robust Talent Development Pipeline is Producing the Workers For Today and Tomorrow



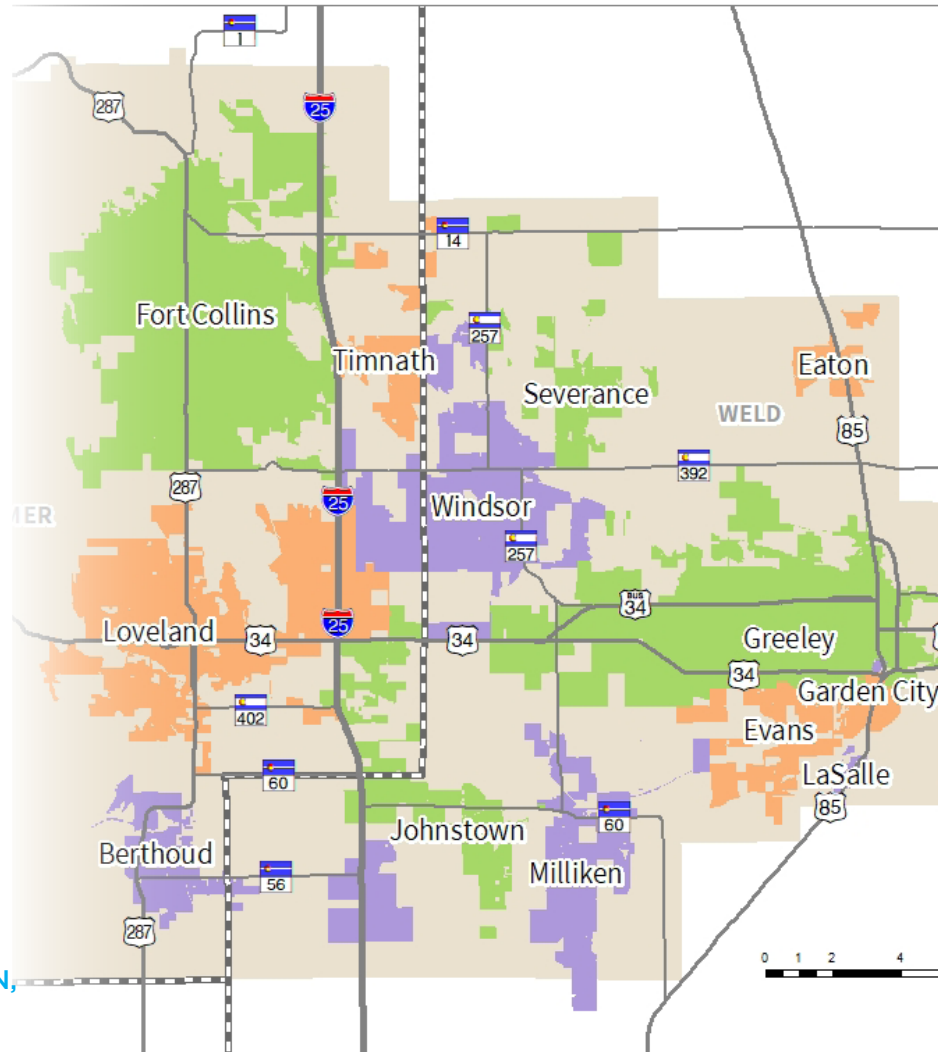
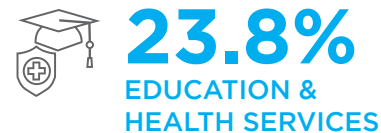
Firestone benefits from a highly educated regional workforce, with approximately 18,000 degrees and certificates awarded annually by public colleges and universities across Northern Colorado. These graduates directly strengthen the talent pools in both Weld and Larimer Counties. More than 64,000 students are currently enrolled in the region's higher education institutions—including 7,600 high school students getting a head start through concurrent enrollment programs.



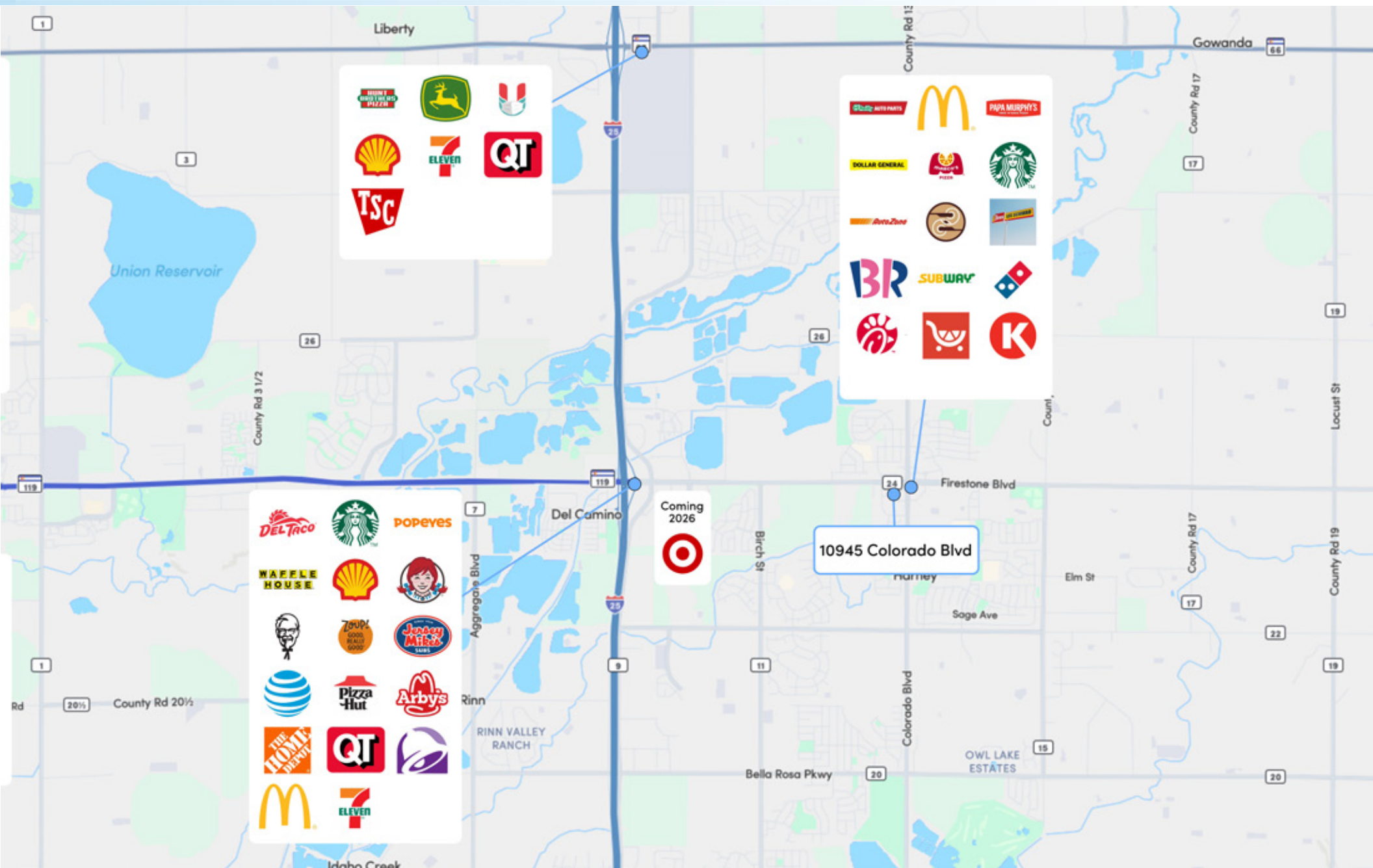
FIRESTONE OVERVIEW

METROPLEX GROWTH - ECONOMY

Northern Colorado, boasts a diverse and growing economy, supported by key sectors such as healthcare, education, manufacturing, technology, and tourism. Larimer county is home to Fort Collins, which houses Colorado State University, a major driver of the local economy through education, research, and innovation. The region benefits from a strong labor market, with low unemployment rates and a skilled workforce. Manufacturing is also prominent, particularly in industries like aerospace, brewing, and clean energy. Additionally, Larimer County's natural beauty, including Rocky Mountain National Park, fuels a vibrant tourism sector. The county continues to attract businesses and residents due to its high quality of life, favorable business environment, and strong infrastructure.



NEARBY RETAIL



LOCATION MAP

