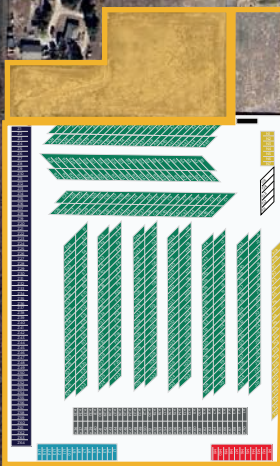


RV & BOAT STORAGE

18.80 ACRES

\$5,600,000 | FOR SALE



8914 ZINNIA AVENUE

Firestone, CO 80504

Confidential Offering Memorandum



INVESTMENT HIGHLIGHTS

Situated at the high-visibility corner of CR 19 and CR 26, 8914 Zinnia Avenue in Firestone, CO, presents a premier investment opportunity offered at \$5,600,000. This modern RV and boat storage facility is designed for maximum operational efficiency and tenant appeal, featuring a versatile mix of covered and uncovered spots within a clean, professionally maintained environment. The site is fully equipped with essential amenities, including fresh water, a dedicated dump station, and high-speed internet, all secured by a comprehensive security system and keyless entry for 24/7 convenience. Its strategic location in a rapidly growing corridor makes it a turn-key asset perfectly positioned to meet the high demand for recreational vehicle storage in Northern Colorado.



**Covered &
Uncovered
Spots**



**Security
System &
Internet**



**Clean &
Convenient**



Fresh Water



**Dump
Station**



**Keyless
Entry**



18.80 AC



I-L Zoning



Built 2024



**70 Spots
Reserved
Currently**



**Outdoor
Rental
\$50-\$75**

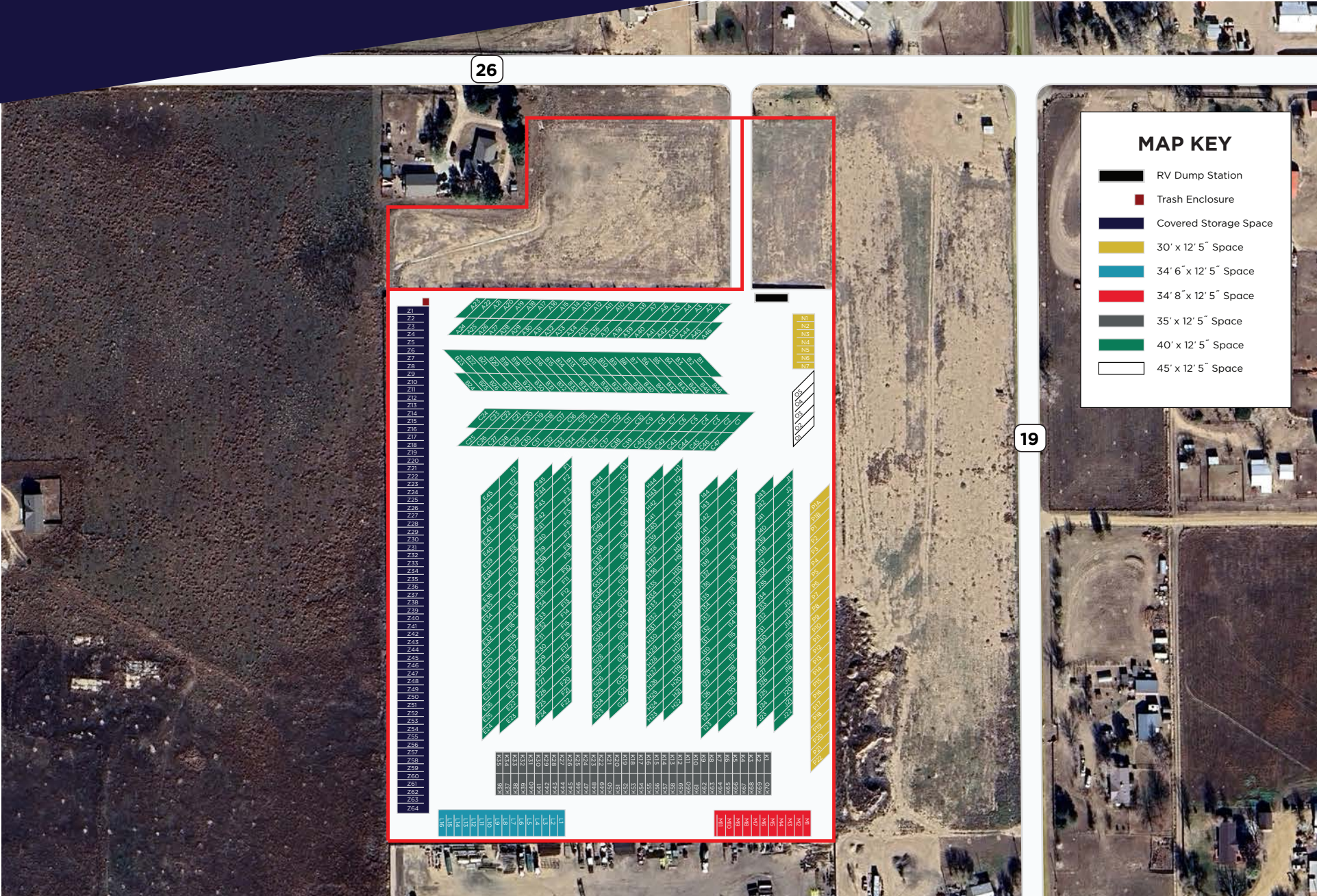


**Covered
Rental
\$200-\$250**

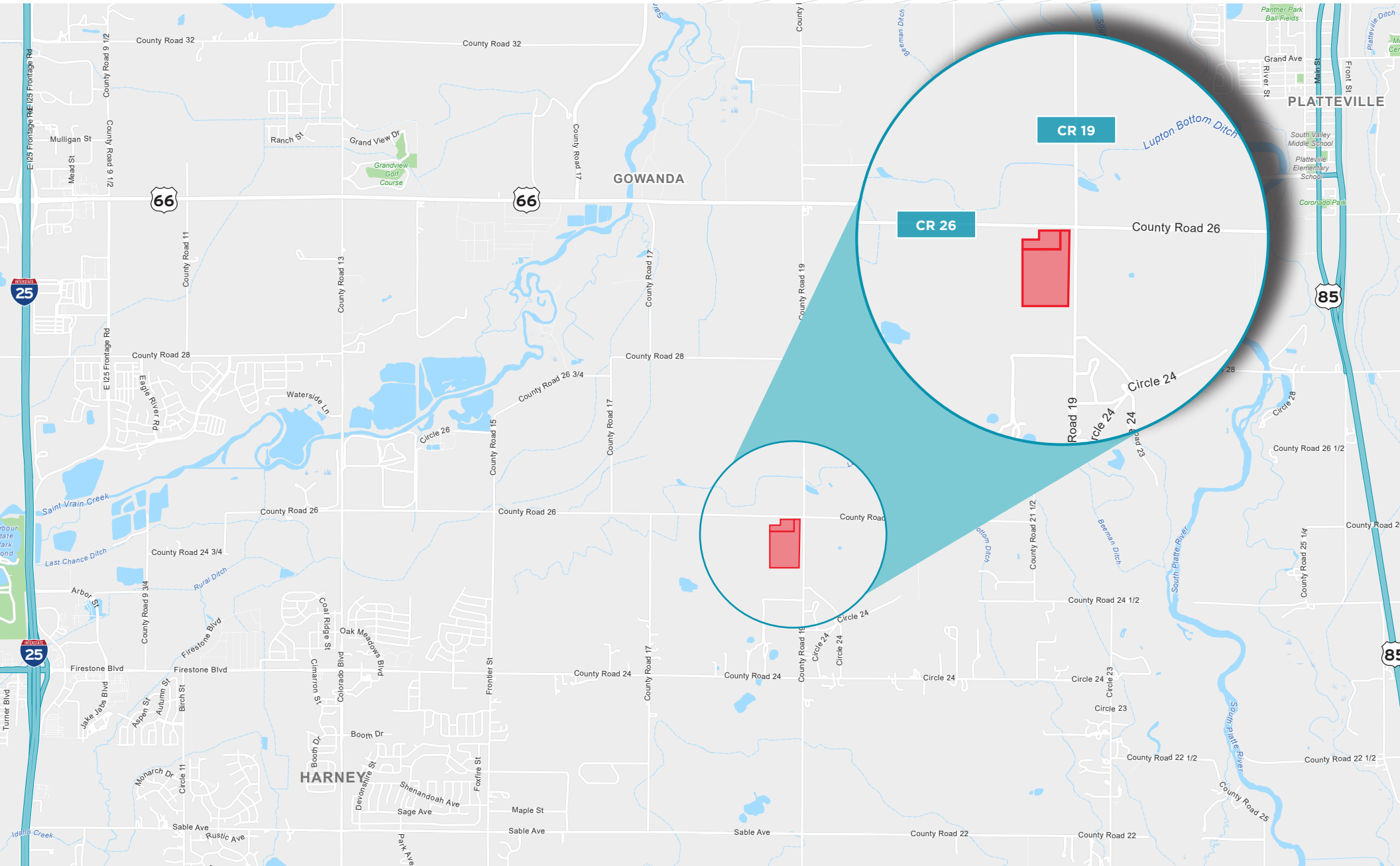
PROPERTY PHOTOS



SITE PLAN



LOCATION MAP



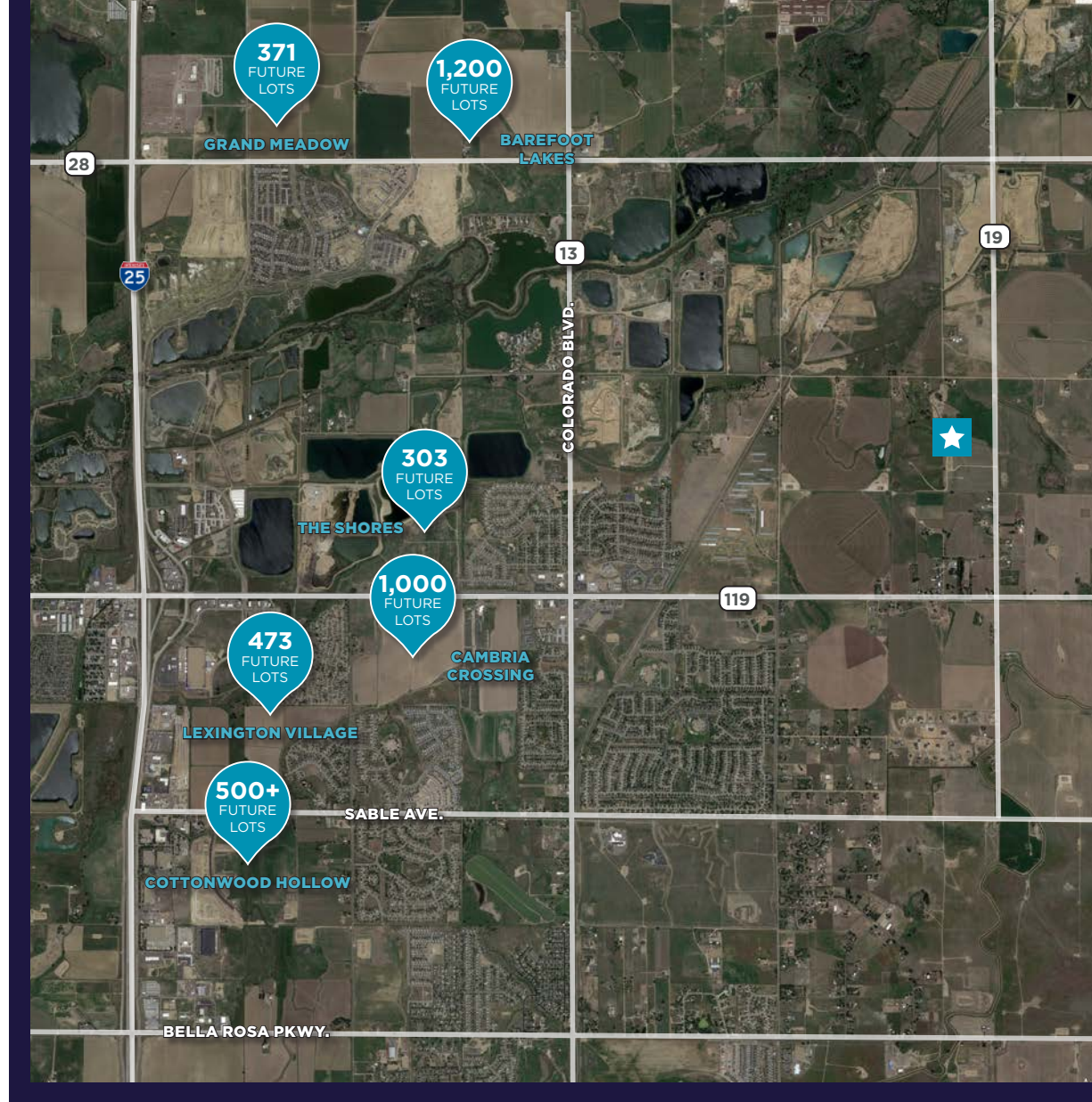
FIRESTONE AT A GLANCE

With close proximity to the Denver metro area and the Northern Front Range, Firestone is a dynamic community with multiple recreational and residential facilities, full of diverse opportunity and considered one of the fastest growing communities in the state.

Firestone is a booming place, located almost 30 miles north of Downtown Denver on I-25. It offers a lot of convenience for its residents to explore the northern front range and capital city.

Part of Weld County, Firestone's population has grow exponentially. Over the last decade, people have filled in the northern front range urban corridor between Fort Collins and Denver.

- As of 2023, major employers in Firestone include American Furniture Warehouse, King Soopers, and ARC Worldwide Group.
- Firestone's estimated population growth rate in the next 10 years is 50%.



FIRESTONE, COLORADO BY THE NUMBERS



19,300
POPULATION



\$109,246
AVERAGE INCOME



36.4%
BACHELORS DEGREE
OR HIGHER



34.9
MEDIAN AGE

DRIVE TIMES

	Miles	Drive Time
Longmont	9	16 Minutes
Denver	28	35 Minutes
Denver International Airport (DEN)	36	35 Minutes
Fort Collins	37	40 Minutes

RV & BOAT STORAGE

8914 ZINNIA AVENUE

Firestone, CO 80504

**FOR MORE INFORMATION,
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