



# HIGHLAND MEADOWS BUSINESS PARK AT LA RIVA

WINDSOR, COLORADO  
NEC North Fairgrounds Avenue & Crooked Stick Drive



## Commercial Development Land For Sale

La Riva Business Park, nestled in the Highland Meadows area, is located in the middle of one of the fastest growing areas in Northern Colorado and surrounded by an abundance of regional amenities. This area has great exposure along North Fairgrounds Avenue and convenient access to I-25 via Crossroads Boulevard.

**CBRE**





# HIGHLAND MEADOWS BUSINESS PARK AT LA RIVA



## Project Overview

LOT:	ADDRESS:	ACRES:	SQUARE FEET:	PRICE/SF:
A	6000 N Fairgrounds Ave/ 5635 Crooked Stick Dr	4.99 AC	217,849 SF	\$18.00/SF
B	6590 Crooked Stick Dr	0.74 AC	32,467 SF	\$15.00/SF
C	6515 Crooked Stick Dr	6.53 AC	284,649 SF	\$15.00/SF
D	6094 Highland Meadows Pkwy	5.99 AC	261,103 SF	\$15.00/SF

**ZONING:** General Commercial, Town of Windsor



HIGHLAND MEADOWS  
BUSINESS PARK  
AT  
LA RIVA



— Conceptual  
Lot A Overview



Conceptual Site Plan  
- Lot A



— Drive-Thru Concept - Back Patio



— Drive-Thru Concept - Front View



# HIGHLAND MEADOWS BUSINESS PARK AT LA RIVA



## Regional Amenities

- **The Ranch Events Complex**
  - 240 acre master-planned community
- **Northern Colorado Regional Airport**
  - Regional airport facility
- **Centerra** - 3,000 acre master-planned community
- **2534** - 600 acre master-planned community with more than 50 acres of retail

## Area Demographics

5 Miles      10 Miles      15 Miles

### 2023 Estimated Population

89,965      313,620      516,537

### 2023 Area Employees

37,707      142,732      211,219

### 2023 Average Household Income

\$149,226      \$123,894      \$115,954

- ESRI 2023

## Area Drive Times

Fort Collins	7 Minutes
Greeley	18 Minutes
Denver	50 Minutes
DIA	51 Minutes

- Google Maps 2023

For More Information Please Contact:

**Pete Kelly, CCIM, SIOR**

+1 970 372 3846 | [pete.kelly@cbre.com](mailto:pete.kelly@cbre.com)

**Peter Kast, CCIM, SIOR**

+1 970 372 3845 | [peter.kast@cbre.com](mailto:peter.kast@cbre.com)

# CBRE

[www.cbre.com/colorado](http://www.cbre.com/colorado)

© 2023 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. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 102523

