



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 Site Plan
- Lot A



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:

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