



NEW RETAIL AVAILABLE

PROPERTY: **BUILDING 1**

PRICE: **\$28/SF NNN**

AVAILABLE: **1,154 SF**

PROPERTY: **BUILDING 2**

PRICE: **\$30-\$32/SF NNN**

AVAILABLE: **1,371-2,742 SF**

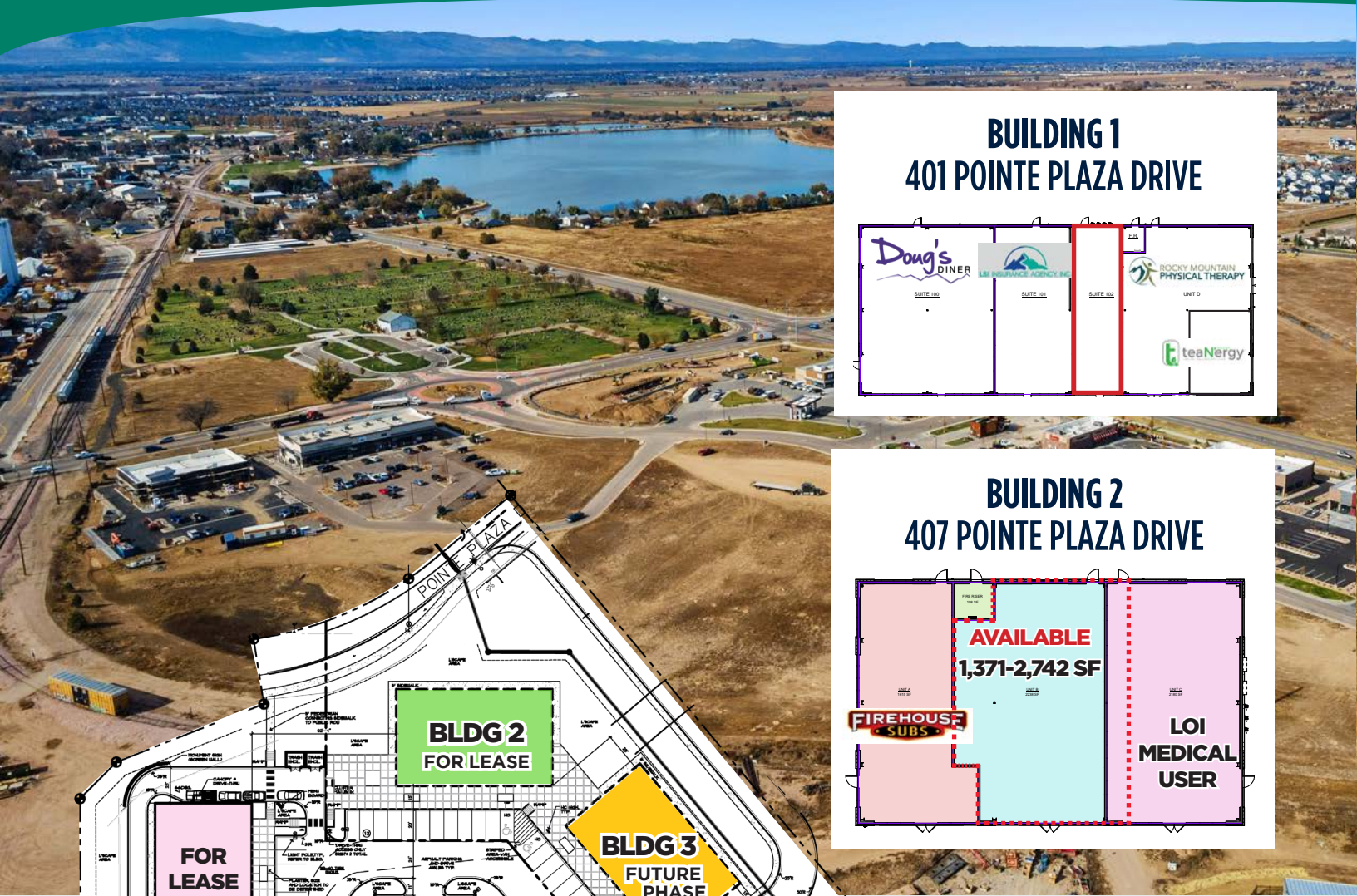
FEATURES:

- 2022 sales - \$1,161/SF, 2023 sales - \$920/SF for existing businesses (based on sales tax receipts by Town of Windsor)
- Join Kum & Go, The Human Bean, Doug's Diner, Freddy's Frozen Custard & Steakburgers, Poudre Pet & Feed Supply, and Esh's Grocery Market (Under Construction)
- Under-served market
- Tenant Improvement Allowance negotiable
- Building 1: 1,154/SF of existing space
- Building 2: Ready for Tenant Improvements
- NNN Est. \$11.55/SF

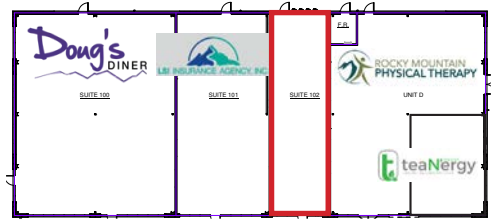
CURRENT AERIAL PHOTOS AND VIDEOS:

vimeo.com | properties.boxwoodphotos.com

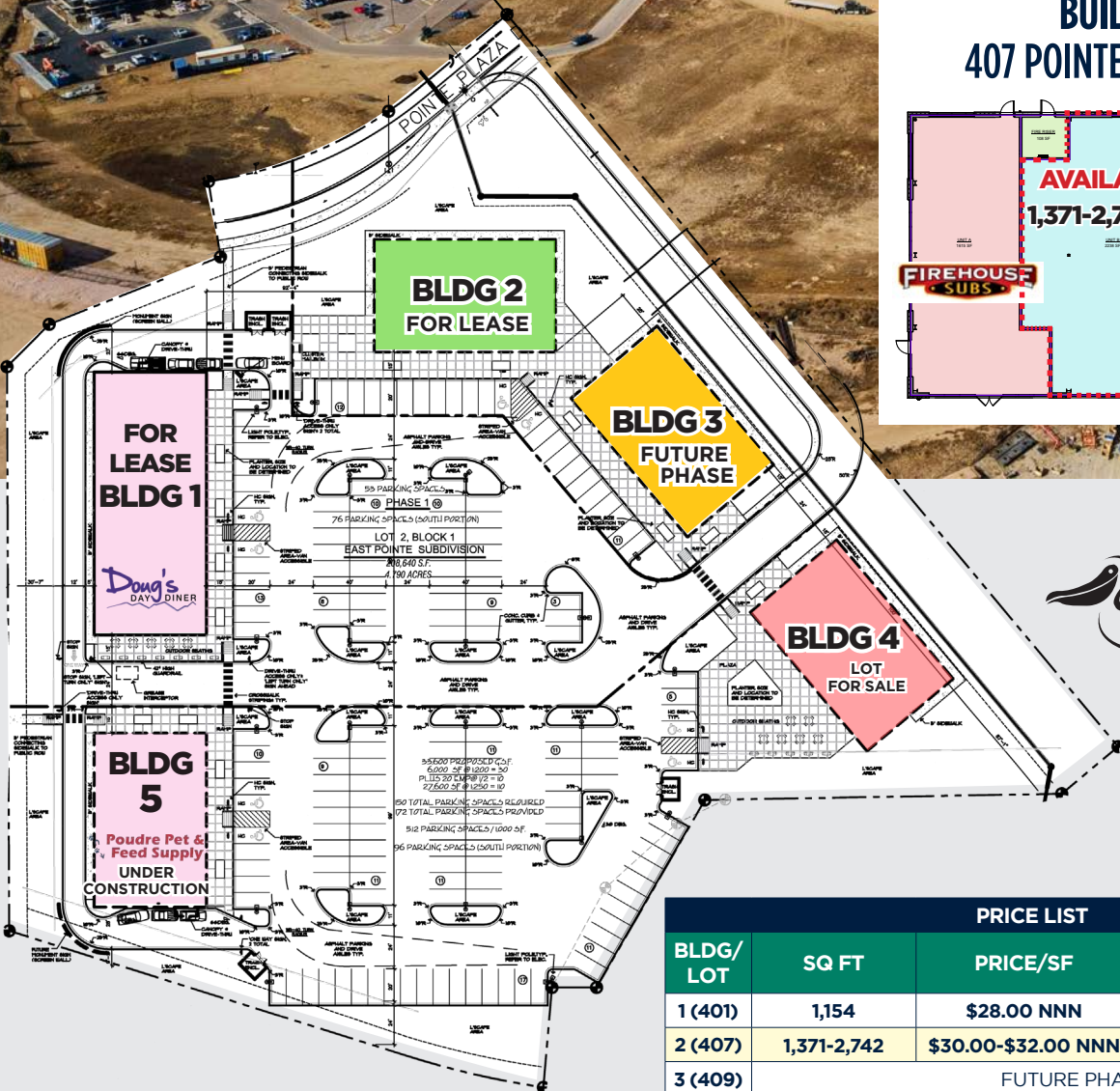
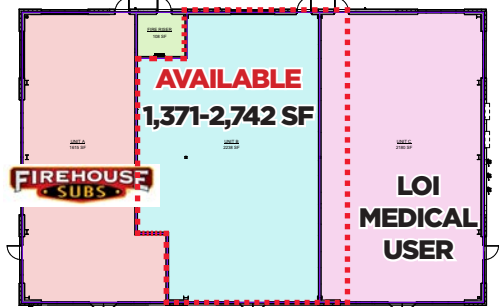




BUILDING 1 401 POINTE PLAZA DRIVE



BUILDING 2 407 POINTE PLAZA DRIVE



PRICE LIST			
BLDG/ LOT	SQ FT	PRICE/SF	STATUS
1 (401)	1,154	\$28.00 NNN	VACANT
2 (407)	1,371-2,742	\$30.00-\$32.00 NNN	SHELL DELIVERY
3 (409)	FUTURE PHASE		



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2022	2027	2022	2027	2022	2027
Population	7,324	7,942	31,341	33,748	57,153	62,813
Households	2,653	2,862	11,065	11,894	19,571	21,453
Median HH Income	\$94,728	\$106,821	\$106,408	\$117,219	\$111,802	\$126,606
Average HH Income	\$114,708	\$134,231	\$128,270	\$147,874	\$142,377	\$165,741
Median Home Value	\$379,762	\$428,356	\$433,279	\$458,487	\$467,637	\$476,717
Median Age	37.1	38.1	36.7	36.5	38.9	38.9

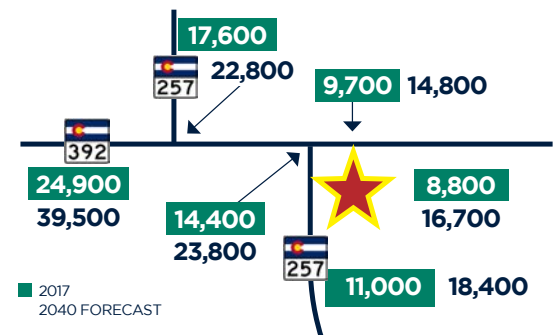


SITE PLAN

EAST POINTE PLAZA • WINDSOR, CO 80550



TOWN OF WINDSOR TRAFFIC COUNTS VEHICLES PER DAY



LOCATION

EAST POINTE PLAZA • WINDSOR, CO 80550



	RESIDENTIAL DEVELOPMENTS	PROPOSED UNITS	EXISTING UNITS
1	Jacoby Farms	-	151
2	Windshire Park	531	411
3	Peakview Estates	-	317
4	Winter Farm (3rd)	241	201
5	Water Valley	649	390
6	Water Valley South	843	717
7	RainDance	2,800	186
8	Greenspire	589	76
9	Great Western	1,566	-
10	Village East	-	191
11	Poudre Heights (3rd)	392	-
12	South Hill	130	-

GREAT WESTERN INDUSTRIAL PARK		JOBS
1	Vestas Blades	558
2	Owens-Illinois	182
3	Front Range Energy	33
4	National Guard	-
5	Hexcel	95
6	Metal Container	107
7	Carestream Health	457
8	Kodak Alaris	180
9	Musket	7
10	Halliburton	50
11	Cargill	25
12	Schlumberger	30
13	Crail	150
14	Cutters Wireline	100
15	Windsor Tech Business Center	600
CURRENT TOTAL		2,574

Fort Collins

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Loveland

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Loveland, CO 80537
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Greeley

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Greeley, CO 80634
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COMMERCIAL REAL ESTATE SERVICES