



Prairie Heights
Middle School

SPROUTS
FARMERS MARKET
five BELOW
petco
O'Reilly AUTO PARTS
BIG 5
SPORTING GOODS
Michael's
Burlington
DOLLAR TREE

HONDA
HYUNDAI

Ford

GMC
TOYOTA

Highland Hills
Golf Course

LOWE'S
AutoZone
Firestone
COMPLETE AUTO CARE
goodwill
jiffy lube

39,041 VPD

34

56

CENTERPLACE DRIVE

FIVE GUYS

MOD PIZZA
POPEYES
Jersey Mikes
SUBS

McDonald's
Starbucks
Panera
Arby's
DQ
crumbl

TARGET
BEST BUY
ULTA
HOBBY LOBBY
TJ-MAXX
ROSS
DRESS FOR LESS
OFF BROADWAY
SHOE WAREHOUSE
KAY
JEWELERS
SAFeway
KOHLS
Buckle
PLATO'S
CLOSET
GameStop
FAMOUS
footwear

Orangetheory
FITNESS

CHICKEN SALAD
CHICK

Subject Property

CENTERPLACE
PLAZA

CHIPOTLE

CAVA

T Mobile

Lariat
304 Units

16,951 VPD

Premier at West Park
336 Units

[SEE PAGE 23 FOR MORE INFO](#)

Greeley, CO

Centerplace Plaza

Three New Construction Corporate
Tenants in Dense Residential &
Retail Node

 **CP PARTNERS**
COMMERCIAL REAL ESTATE COLORADO, LLC



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CP PARTNERS
COMMERCIAL REAL ESTATE COLORADO, LLC

Exclusively Listed by:

Chris Peters

cpeters@cppcre.com

PH: 415.274.2703

CO DORA# IR.100109435

For Additional Information:

Zandy Smith

zsmith@cppcre.com

PH: 415.274.2707

CA DRE# 01734525

Centerplace Plaza

3900 Centerplace Drive, Greeley, CO 80634 ➤

Available as a Portfolio or for Individual Purchase

New construction with long term corporate leases in dense retail & residential area

Ideally located on Centerplace Drive with excellent visibility. The subject property is located off US 34 which is a **critical east-west transportation link for Northern CO** with access to US 287, I-25, US 257, US 85, and I-76.



CHIPOTLE (LOT 1A)

PRICE: **\$3,820,300**

CAP RATE: **5.00%**

BUILDING SF: **2,385 SF**

[MORE INFO](#) ➤



CAVA (LOT 2A)

PRICE: **\$4,500,632**

CAP RATE: **4.75%**

BUILDING SF: **2,545 SF**

[MORE INFO](#) ➤



T-MOBILE (LOT 3A)

PRICE: **\$2,858,500**

CAP RATE: **6.00%**

BUILDING SF: **3,000 SF**

[MORE INFO](#) ➤



The Offering

- **Three Corporate Tenants:** Chipotle (15-yr lease), CAVA (15-yr lease), & T-Mobile (10-yr lease), which can be purchased individually or as a portfolio
- **Brand-new 2026 build-to-suit construction** featuring best-in-class corporate tenancy
- The estimated rent commencement dates for Chipotle & T-Mobile are **October 2026**, and CAVA is estimated for **November 2026**
- Both Chipotle & CAVA are **drive-thru locations** with outdoor seating areas
- T-Mobile is a **relocation store from Centerplace of Greeley** and this will be a T-Mobile Experience Store

Nearby Residential Developments

- **Premier at West Park:** 424,000 SF property consists of ten, three-story walk-up, garden-style buildings on 17.34-acres that includes 336-units, clubhouse, pool, and fitness center (see page 23 for more info)
- **The Lariat:** 329,000 SF multi-family community that includes 304 apartment units spread across eight apartment buildings and two townhome buildings
- **Centerplace Crossing:** Featuring 30 spacious townhomes, Centerplace Crossing offers a refined residential experience with thoughtfully designed layouts that prioritize comfort and functionality
- **Additional residential developments:** Residential Heights at Centerplace, Village Cooperative of Greeley, Gateway Place Luxury Apartments, The Lodge at Greeley, The Center at CenterPlace

Dense National Retail Location

- **Centerplace of Greeley:** 151,548-square-foot region-dominating, grocery-anchored shopping center anchored by Safeway and shadow-anchored by Target
- **Centerplace of Greeley III:** 119,012 SF retail center anchored by Best Buy, TJ Maxx, Hobby Lobby
- **Additional nearby national tenants:** Lowes, Chick-fil-A, Panera, Arby's, DQ, Good Times, Popeyes, Five Guys, Cheeba Hut, Tropical Smoothie, and Chicken Salad Chick



Located in Northern Colorado

16,951
VEHICLES PER DAY ALONG
CENTERPLACE DRIVE

39,041
VEHICLES PER DAY ALONG
US 34 / CR 56

2.8 Million
ANNUAL VISITS TO THE
NEARBY CENTERPLACE OF
GREELEY



Lariat
304 Apartment Units

LEGEND

Property Boundary

2,385
Chipotle SF

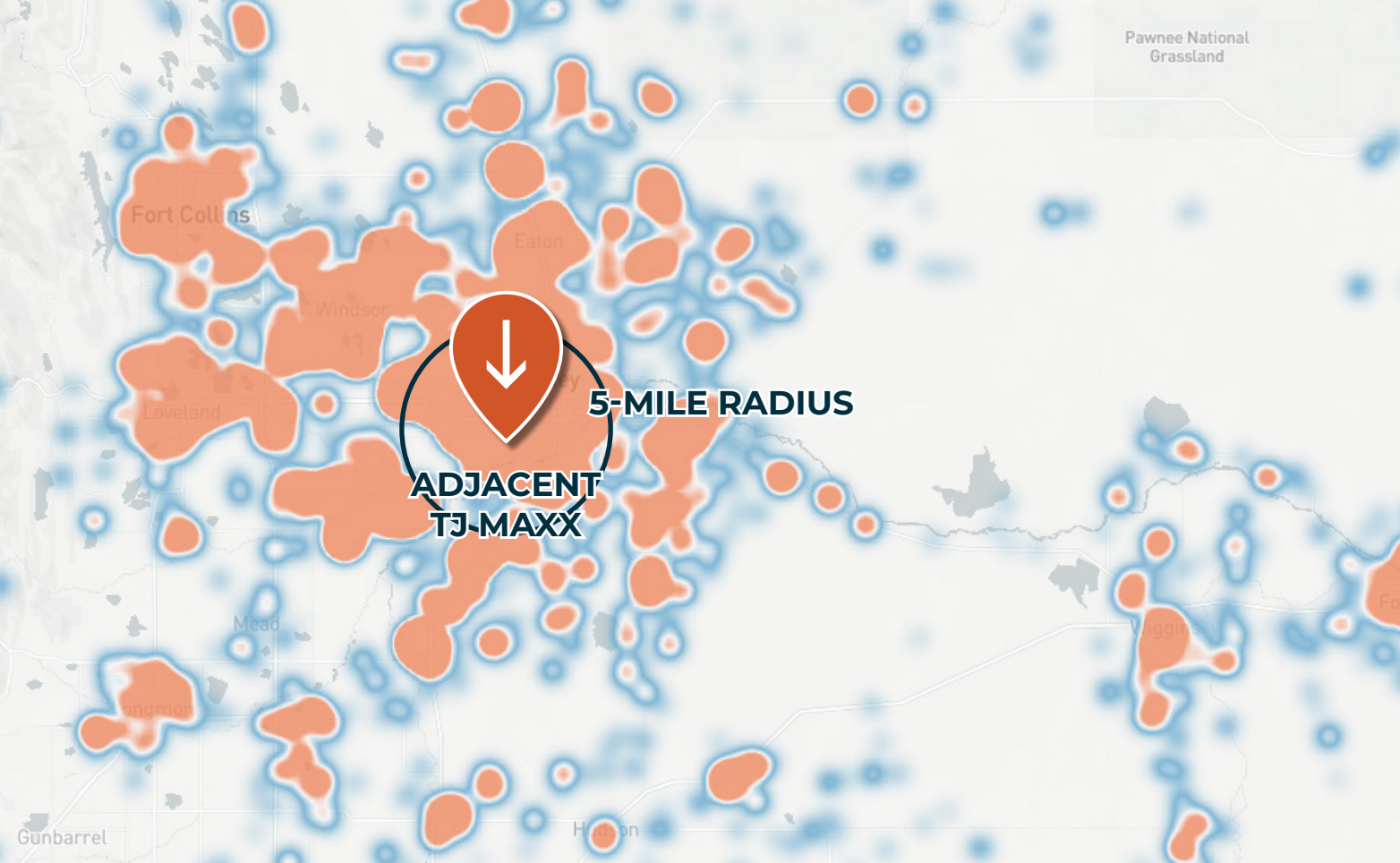
2,545
CAVA SF

3,000
T-Mobile SF



Ingress/Egress





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the adjacent TJ Maxx** over the past 12 months.

Visitation Data

545K Visits

OVER THE PAST 12 MONTHS TO
THE ADJACENT TJ MAXX

38 Min

AVERAGE DWELL TIME AT
THE ADJACENT TJ MAXX

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

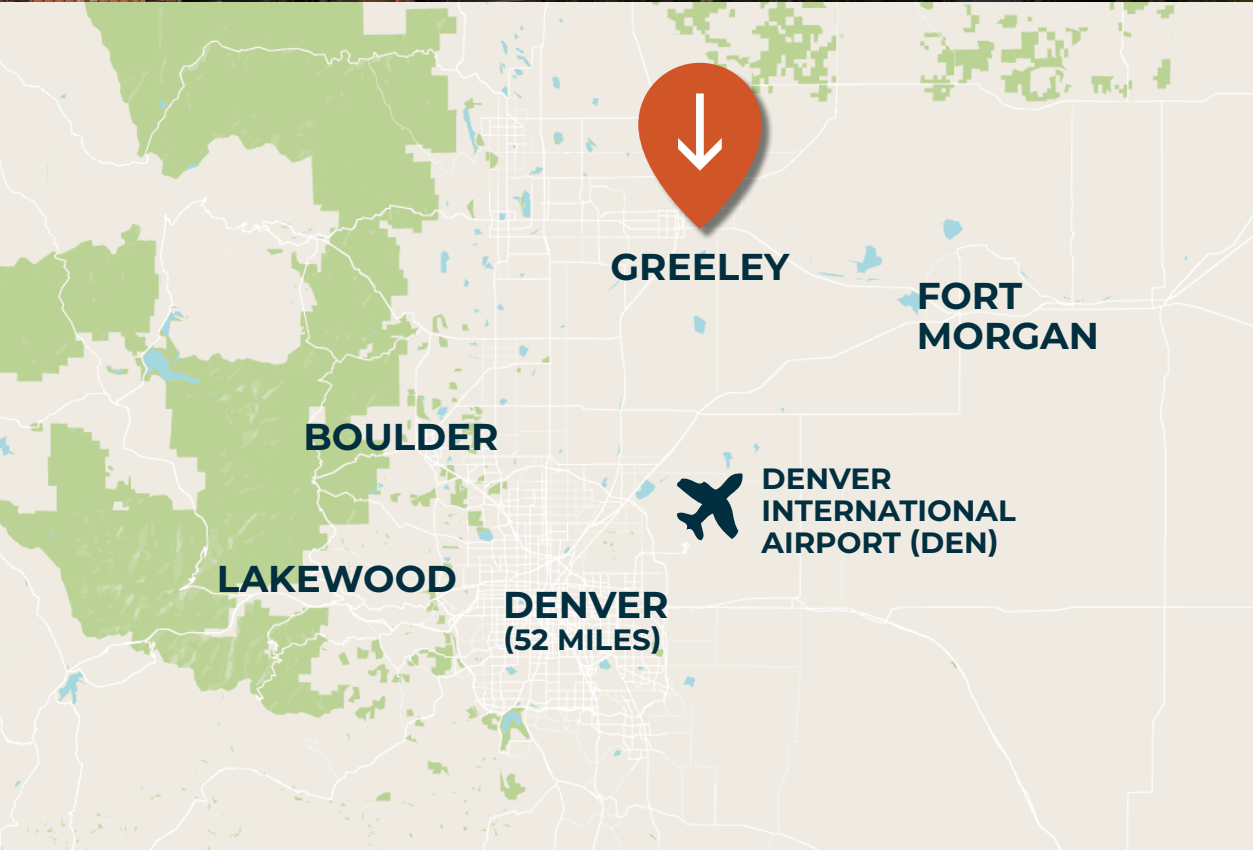
	1-Mile	3-Mile	5-Mile
2024	13,220	102,662	147,638
2029 PROJ.	14,503	108,776	155,618



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$106,886	\$92,425	\$89,672
MEDIAN	\$79,743	\$71,138	\$69,035

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Greeley, CO

The Gateway to the Rockies



About Greeley

- Located in Weld County, approximately 50 miles north of Denver and 30 miles southeast of Fort Collins
- Most populous municipality and county seat of Weld County with approximately 112,600 residents
- Part of the Northern Colorado Front Range, with direct access to U.S. Highway 85 and State Highway 34

Economy & Employment

- Economy anchored by energy, agriculture, food processing, healthcare, education, and manufacturing; Weld County is one of the top oil and gas-producing counties in the U.S.
- Major employers include JBS USA, Banner Health, Leprino Foods, and UNC
- UNC contributes to workforce development, healthcare, and cultural activity
- Tourism from Rocky Mountain National Park and Front Range recreation also contribute to the regional economy

359,442

GREELEY MSA ESTIMATED
POPULATION

\$22.7 Billion

GREELEY MSA
GDP



University of Northern Colorado

Public doctoral research university serving ~9,800 students across 200+ academic programs

Overview

- Founded in 1889, the University of Northern Colorado is a public doctoral research university located in Greeley
- The university offers more than 200 undergraduate and graduate programs across a wide range of disciplines
- UNC has a longstanding reputation in educator preparation and has graduated more education professionals than any other university in Colorado
- Academic strengths include education, nursing and health sciences, psychology, communications, criminal justice, statistics, data science, and performing arts
- UNC recently achieved Carnegie Research 2 classification and continues to expand its academic offerings, including a planned College of Osteopathic Medicine

[UNIVERSITY WEBSITE](#) ➤

UNC

680

FACULTY
MEMBERS

9,800

STUDENTS
ENROLLED (2026)

140K

LIVING ALUMNI
NETWORK

Construction as of
June 2026



Chipotle

LOT 1A

3900 Centerplace Drive, Greeley, CO 80634 ➔

PRICE: **\$3,820,300** CAP RATE: **5.00%**

NOI	\$191,015
LEASE TERM	15 Years
LEASE EXPIRATION	10/21/2041
OPTIONS	Four, 5-Year
BUILDING SIZE	2,385 SF
LOT SIZE	0.98 AC

INCOME & EXPENSE		
Price		\$3,820,300
Capitalization Rate		5.00%
Building Size (SF)		2,385
Lot Size (Acres)		0.98
Stabilized Income	\$/SF	
Scheduled Rent	\$80.09	\$191,015
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$191,015

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premises & Term	
Tenant	Chipotle
Lease Guaranteed By	Chipotle Mexican Grill, LLC
Lease Type	NNN
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	October 22, 2026 (Estimated Store Opening)
Options	Four, 5-Year Options
Year Built	2026
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	LL is responsible for the first 5-years of the lease and then tenant takes over responsibility for the roof & structure for the remainder of the term (15-year roof warranty in place)

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Year Rent/Ft
Chipotle	2,385	10/22/2026	10/21/2031	\$191,015	\$15,918	\$191,015	\$6.67	\$80.09
		10/22/2031	10/21/2036		\$17,510	\$210,119	\$7.34	\$88.10
		10/22/2036	10/21/2041		\$19,261	\$231,130	\$8.08	\$96.91
	Option 1	10/22/2041	10/21/2046		\$21,187	\$254,241	\$8.88	\$106.60
	Option 2	10/22/2046	10/21/2051		\$23,305	\$279,665	\$9.77	\$117.26
	Option 3	10/22/2051	10/21/2056		\$25,637	\$307,641	\$10.75	\$128.99
	Option 4	10/22/2056	10/21/2061		\$28,199	\$338,384	\$11.82	\$141.88
TOTALS:	2,385			\$191,015	\$15,918	\$191,015	\$6.67	\$80.09



Chipotle

The Nation's Leading Mexican-Inspired QSR

Overview

- Chipotle Mexican Grill, Inc. is a global, publicly-traded chain of “fast-casual” restaurants, founded in 1993 - (NYSE: CMG)
- The restaurant chain is a leader in the Mexican QSR sector, best known for its large burritos and burrito bowls, assembly line production, and use of the responsibly sourced food with local and organic produce
- The company has over 3,400 restaurants throughout the U.S., Canada, the United Kingdom, France, and Germany
- Chipotle restaurants are company-owned rather than franchised, and they have nearly 115,000 employees
- Chipotle is ranked on the Fortune 500 and is recognized on the 2024 list for Fortune's Most Admired Companies

FY 2025 Highlights

- Total revenue increased 5.4% to \$11.9 billion
- Opened 334 company-owned restaurants with 257 locations including a Chipotlane, and 11 international licensed restaurants
- [Click here for the fourth quarter and full year 2025 results](#)

[TENANT WEBSITE](#) ➤



4,000+

STORES WORLDWIDE

\$11.9 Billion

TOTAL REVENUE (2025)

Construction as of
June 2026



CAVA

LOT 2A

[3900 Centerplace Drive, Greeley, CO 80634](#) ➔

PRICE: **\$4,500,632**

CAP RATE: **4.75%**

NOI	\$213,780
LEASE TERM	15 Years
LEASE EXPIRATION	10/31/2041
OPTIONS	Four, 5-Year
BUILDING SIZE	2,545 SF
LOT SIZE	0.58 AC

INCOME & EXPENSE		
Price		\$4,500,632
Capitalization Rate		4.75%
Building Size (SF)		2,545
Lot Size (Acres)		0.58
Stabilized Income	\$/SF	
Scheduled Rent	\$84.00	\$213,780
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$213,780

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LEASE ABSTRACT	
Premises & Term	
Tenant	CAVA
Lease Guaranteed By	CAVA Holding Company
Lease Type	NNN
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	November 1, 2026 (Estimated Store Opening)
Options	Four, 5-Year Options
Year Built	2026
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/FT	Year Rent/FT
CAVA	2,545	11/1/2026	10/31/2031	\$213,780	\$17,815	\$213,780	\$7.00	\$84.00
		11/1/2031	10/31/2036		\$19,597	\$235,158	\$7.70	\$92.40
		11/1/2036	10/31/2041		\$21,556	\$258,674	\$8.47	\$101.64
	Option 1	11/1/2041	10/31/2046		\$23,711	\$284,531	\$9.32	\$111.80
	Option 2	11/1/2046	10/31/2051		\$26,082	\$312,984	\$10.25	\$122.98
	Option 3	11/1/2051	10/31/2056		\$28,691	\$344,288	\$11.27	\$135.28
	Option 4	11/1/2056	10/31/2061		\$31,560	\$378,721	\$12.40	\$148.81
	TOTALS:	2,545		\$213,780	\$17,815	\$213,780	\$7.00	\$84.00



CAVA

\$1.17 Billion

TOTAL REVENUE
(FY 2025)

400+

STORES WORLDWIDE

CAVA

Rapidly Growing, Publicly Traded Mediterranean QSR

Overview

- CAVA. is a publicly-traded chain of “fast-casual” Mediterranean restaurants, founded in 2010 - (NYSE: CAVA)
- Scaled national footprint with 439 company-operated restaurants across 28 states and Washington, D.C. as of 2025, with potential expansion of 1,000+ U.S. restaurants by 2032
- Omni-channel platform including in-store dining, digital pickup, drive-thru pickup in select locations, delivery, catering in select markets, and a loyalty ecosystem; digital revenue mix reached 37.9% in fiscal 2025
- Recognized for brand momentum and category leadership, including Restaurant Business’ 2024 Pacesetter Award and including in the 2025 Datassential 500 Awards coverage highlighting top restaurant-chain performance and innovation

FY 2025 Highlights

- Total revenue increased 22.5% to \$1.17 billion
- Opened 72 locations, bringing their total to 439 locations, a 19.6% increase year over year
- [Click here for the fourth quarter and full year 2025 results](#)

[TENANT WEBSITE](#) ➤

Construction as of
June 2026



T-Mobile

LOT 3A

[3900 Centerplace Drive, Greeley, CO 80634](#) ➔

PRICE: **\$2,858,500**

CAP RATE: **6.00%**

NOI	\$171,510
LEASE TERM	10 Years
LEASE EXPIRATION	9/30/2036
OPTIONS	Three, 5-Year
BUILDING SIZE	3,000 SF
LOT SIZE	0.30 AC

INCOME & EXPENSE		
Price		\$2,858,500
Capitalization Rate		6.00%
Building Size (SF)		3,000
Lot Size (Acres)		0.30
Stabilized Income	\$/SF	
Scheduled Rent	\$57.17	\$171,510
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$171,510

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LEASE ABSTRACT	
Premises & Term	
Tenant	T-Mobile
Lease Guaranteed By	T-Mobile West, LLC
Lease Type	NN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Rent Commencement	October 1, 2026 (Estimated Store Opening)
Options	Three, 5-Year Options
Year Built	2026
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Year Rent/Ft
T-Mobile	3,000	10/1/2026	9/30/2031	\$171,510	\$14,293	\$171,510	\$4.76	\$57.17
		10/1/2031	9/30/2036		\$15,723	\$188,670	\$5.24	\$62.89
	Option 1	10/1/2036	9/30/2041		\$17,294	\$207,527	\$5.76	\$69.18
	Option 2	10/1/2041	9/30/2046		\$19,023	\$228,280	\$6.34	\$76.09
	Option 3	10/1/2046	9/30/2051		\$20,926	\$251,108	\$6.98	\$83.70
TOTALS:	3,000			\$171,510	\$14,293	\$171,510	\$4.76	\$57.17



T Mobile

7,000+

STORES WORLDWIDE

\$88 Billion

TOTAL REVENUE (2025)

T-Mobile

The Second-Largest Wireless Carrier in the U.S.

Overview

- Leading national wireless and broadband provider serving 129.5 million postpaid and prepaid customers in the U.S. with revenue generated from wireless service, devices, accessories, and wholesale offerings
- Operates a multi-brand platform spanning T-Mobile, Metro by T-Mobile, and Mint Mobile, distributed through company-operated retail stores, digital channels, national retailers, and third-part distributors
- Publicly traded (NASDAQ: TMUS) wireless carrier with a transformed national scale following major strategic combinations (MetroPCS and Sprint mergers)
- Investment-grade credit profile supporting by public debt market access; Moody's: Baa1 / S&P: BBB

FY 2025 Highlights

- Total revenue increased 8.5% to \$88.3 billion
- Total postpaid net customer additions of 2.4 million in Q4 2025 and 7.8 million in 2025, both industry best
- [Click here for the fourth quarter and full year 2025 results](#)

[TENANT WEBSITE](#) ➤



Park Crossing



Fox Hill

Residential Heights
at Centerplace

Lariat
304 Units

West Park Village
192 Units

West Lake Park

Highland Hills
Neighborhood &
Golf Course



Gateway Place
Apartments
114 Units

25,815 VPD

CENTERPLACE DRIVE



Creekstone Apartments

27,151 VPD

40,027 VPD



Longsview II

Premier at West Park
336 Units
[SEE PAGE 23 FOR MORE INFO](#)

The Pinnacle at
T-Bone Ranch



U.S. 34 Provides Direct
Access to I-25 (West)
and I-85 (East)



T-Bone Ranch
Neighborhood

Gateway Estates

Homestead
Apartments
288 Units

PeakView at T-Bone
Ranch Apartments

Ashcroft Heights



Development at a Glance

Premier at West Park

Premier at West Park is a luxury multifamily community in west Greeley designed to deliver an elevated, amenity-rich residential experience in one of the city’s most established growth corridors. Located at 3800 Centerplace Drive, the property pairs modern apartment interiors with a robust lifestyle offering that includes a resort-style pool, 24/7 fitness center, business center, basketball half-court, dog park and pet spa, putting green, and landscaped courtyards. Residences feature high ceilings, efficient appliances, in-unit washer and dryer, patios or balconies, and select private yards, with upgraded Signature Collection homes offering premium finishes and smart-home technology. Positioned as a pet-friendly, live-work-play community, Premier at West Park combines convenience, comfort, and connectivity to appeal to a broad renter base seeking high-quality housing in the Greeley market.

LOCATION	3800 Centerplace Drive (Adjacent to Subject)
UNITS	336 Units
TOTAL SF	424,000 SF

TOTAL ACREAGE	17.34 AC
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[READ MORE](#) ➤





In the News

Greeley population expected to surpass Fort Collins' by 2026

KDVR | NOVEMBER 20, 2025

Greeley, Colorado, is projected to surpass Fort Collins in population by 2026, according to new demographic estimates. While Fort Collins has historically been the region's largest city, its growth has slowed due to higher housing costs and reduced net migration, whereas Greeley continues to attract new residents with more affordable housing, available land, and steady in-migration. Analysts note that this shift has been building for years and reflects broader regional dynamics, with Greeley's population expected to continue outpacing Fort Collins well beyond 2026.

[READ FULL ARTICLE](#) ➤



Northern Colorado communities find balance amid rapid population growth

GREELEY TRIBUNE | SEPTEMBER 15, 2025

The city has approved annexations totaling more than 220 acres to support future residential and mixed-use neighborhoods, and long-range projections estimate Greeley's population could more than double to over 220,000 by 2050. Currently, about 40% of northern Colorado residents cross a community border for work, a dynamic that planners are aiming to address by creating "microcommunities" that blend housing, jobs, retail, and services to reduce travel times and strengthen the local economy. Through investments in transportation, thoughtful land-use planning, and preservation of open space, Greeley is positioning itself for sustainable growth that enhances quality of life while reinforcing its role as a key economic hub in Northern Colorado.

[READ FULL ARTICLE](#) ➤



CP PARTNERS
COMMERCIAL REAL ESTATE COLORADO, LLC

Exclusively Listed by:

Chris Peters

cpeters@cppcre.com

PH: 415.274.2703

CO DORA# IR.100109435

For Additional Information:

Zandy Smith

zsmith@cppcre.com

PH: 415.274.2707

CA DRE# 01734525

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