



HIGH-VISIBILITY RETAIL OPPORTUNITY
1.2 Acres with Existing Bar/Event Center

RETAIL FOR SALE

217-251 1st Street (HWY 52), Fort Lupton, CO, 80621

Positioned at the gateway to Fort Lupton along the Highway 52 retail corridor, 217-251 1st Street offers a compelling combination of immediate commercial utility and exceptional long-term redevelopment potential. The property is the home of the 15,802-square-foot bar and event center, known and loved by locals as Patricia's, together with a substantial surface parking lot. Its existing entertainment use, prominent visibility, and generous parking provide flexibility for continued operation or repositioning, while future redevelopment plans are advanced.

With more than 3,500 new rooftops underway, traffic counts of approximately 15,000 vehicles per day, and a strategic location along one of Fort Lupton's primary commercial corridors, the property presents a rare opportunity to control a substantial gateway retail location. Whether renovated or transformed into a new retail or commercial development, this highly visible property offers the scale, access and location sought by retailers and developers entering this growing market. Assemblage with the adjacent 1.36-acre site is possible, contact broker for details.

SITE SIZE	1.20 Acres (52,263 SF)*
BUILDING SIZE	15,802 RSF
PRICE	Negotiable
AVAILABLE	Immediately
WATER TAPS	One (3/4")
UTILITIES	• Water: City of Fort Lupton • Sewer: City of Fort Lupton • Electric: United Power
ZONING	Flexible C-1 (Commercial Neighborhood)

**Source- Weld County Assessor*

FOR MORE INFORMATION:

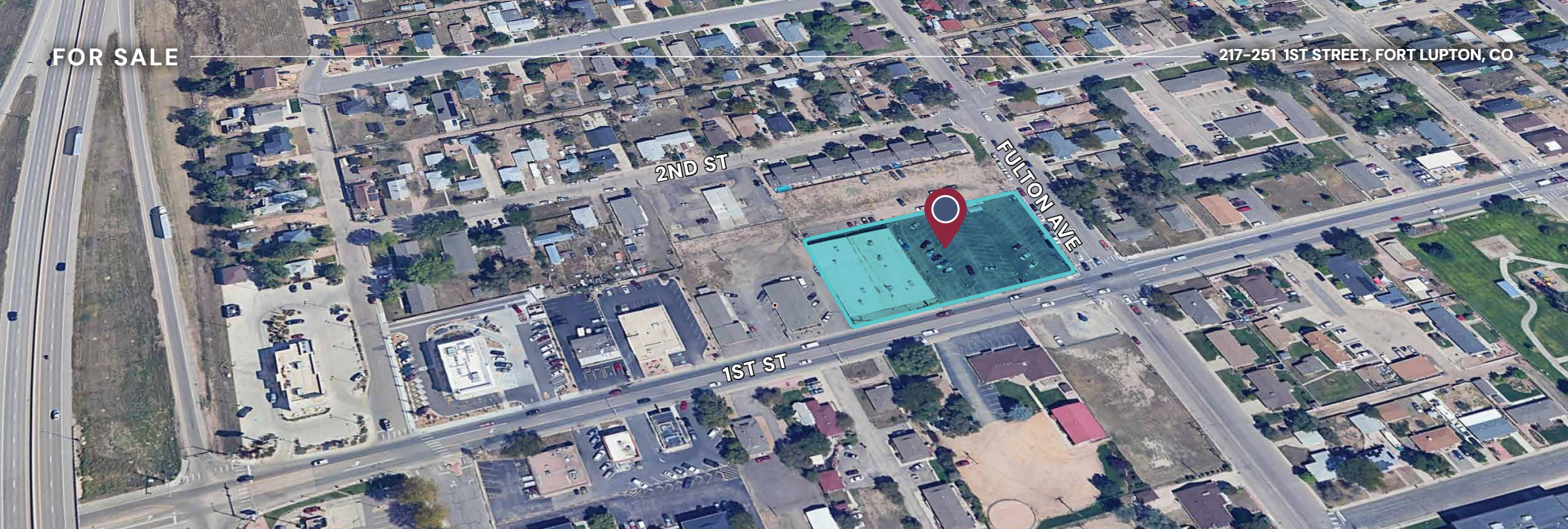


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FOR SALE

217-251 1ST STREET, FORT LUPTON, CO



HIGHLIGHTS

Site and Location

- High-visibility frontage on Highway 52 (15,000 vehicles per day)
- Signalized intersection potential (1st and Fulton)

Development Advantages

- Existing water taps included (more than \$500,000 value)
- Utilities available on-site
- City open to redevelopment dialogue
- Flexible C-1 (Commercial Neighborhood) zoning
- Opportunity for vertical mixed-use configuration
- Potential assemblage upside

Market Positioning

- More than 3,500 new rooftops recently completed or under construction in Fort Lupton
- Strong workforce housing demand drivers
- Ideal for neighborhood retail: café, medical, service retail, car wash

PRIME RETAIL DEVELOPMENT OPPORTUNITY

Entitlements

- Zoning: (C-1) Neighborhood Commercial Along 1st Street, surrounded by (R-3) High Density Residential
- [Fort Lupton Comprehensive Plan](#)
- [Fort Lupton Development Code](#)

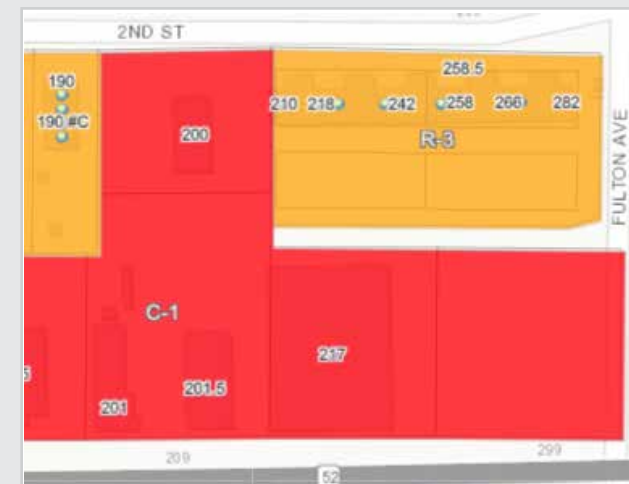
Municipal Fees

- City of Fort Lupton [Land Use and Escrow Fees](#)
- [Raw Water Dedication Fees](#)
- [Investment, Building Permit and Other Fees](#)

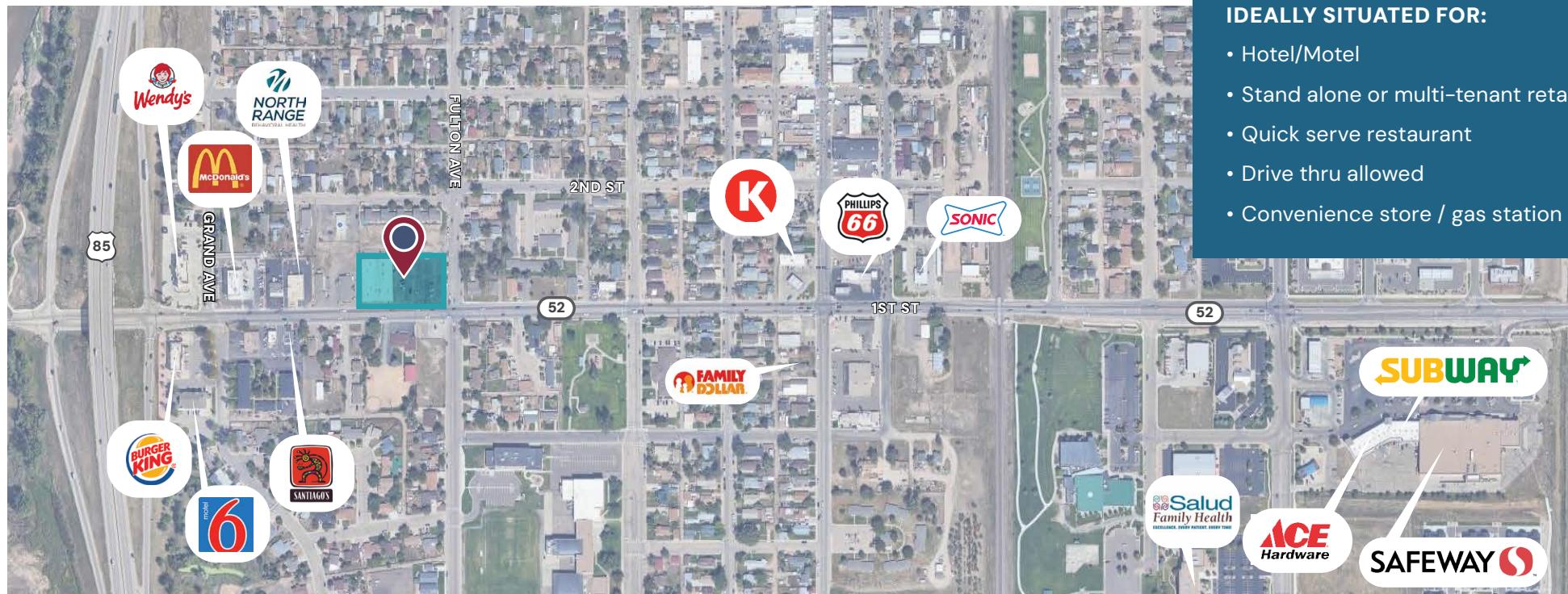
Incentives

- Enterprise Zone tax credit eligibility
- Fort Lupton Urban Renewal Area
- Other redevelopment incentives may be possible

Zoning Map



RETAIL TRADE AREA MAP



IDEALLY SITUATED FOR:

- Hotel/Motel
- Stand alone or multi-tenant retail
- Quick serve restaurant
- Drive thru allowed
- Convenience store / gas station

DEMOGRAPHICS

FORT LUPTON, COLORADO

A growing Weld County community just 30 miles north of Denver along U.S. Highway 85. Known for its small-town charm and rich history, the city offers affordable housing, quality schools, and easy access to the Front Range. Residents enjoy parks, trails, and community events, while businesses benefit from strong transportation access and a supportive local economy. Blending tradition with opportunity, Fort Lupton is a welcoming place to live, work, and grow.

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
10,918	13,295	126,805

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2,541	2,861	26,651

AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$86,221	\$93,524	\$113,600

REGIONAL DEVELOPMENT MAP

