



HIGH EXPOSURE COMMERCIAL OPPORTUNITIES

JOIN KUM & GO, HUMAN BEAN, DOUG'S DINER, FREDDY'S & ESH'S MARKET

FEATURES:

- 2022 sales - \$1,161/SF, 2023 sales - \$920/SF for existing businesses (based on sales tax receipts by Town of Windsor)
- Excellent exposure on "Hard Corner"
- Rapidly increasing traffic counts
- Under-served market
- For Sale, Lease and Build-to-Suit opportunities
- Esh's Market Now Open!

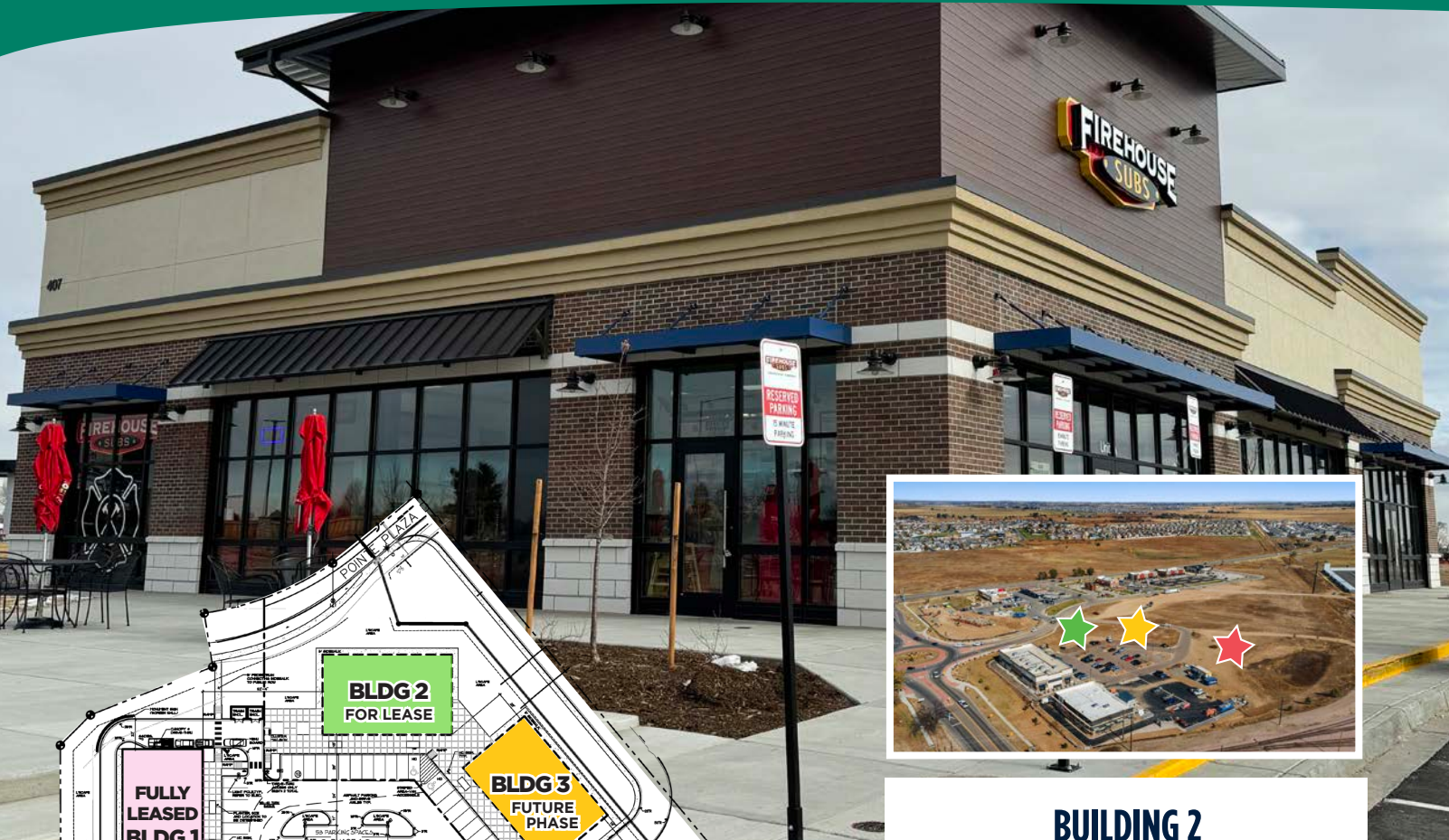
CURRENT AERIAL PHOTOS AND VIDEOS:

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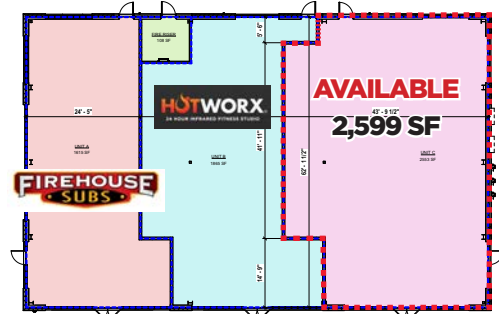


EAST POINTE PLAZA OPPORTUNITIES

SEC HWY 392 & HWY 257 • WINDSOR, CO 80550



BUILDING 2 407 POINTE PLAZA DRIVE



BUILDING 2 LEASE FEATURES:

- Parking: 5/1000 SF
- Excellent exposure
- Rapidly increasing traffic counts
- Under-served trade area
- Tenant Finish Allowance negotiable
- 2,599 SF Available

PRICE LIST			
BLDG/ LOT	SQ FT	PRICE/ SF	ASKING PRICE
1	FULLY LEASED		
2	2,599	\$32 - \$34	FOR LEASE
3	FUTURE PHASE		
4	50,323	\$10.00	\$503,230
5	SOLD		

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DEMOGRAPHICS

SEC HWY 392 & HWY 257 • WINDSOR, CO 80550



DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2024	2029	2024	2029	2024	2029
Population	7,789	8,332	34,686	39,873	61,221	70,858
Households	2,830	3,038	12,226	14,146	21,195	24,728
Median HH Income	\$106,616	\$122,578	\$116,165	\$131,145	\$126,765	\$143,123
Average HH Income	\$134,035	\$155,902	\$144,073	\$166,128	\$161,916	\$183,398
Median Home Value	\$421,530	-	\$449,270	-	\$497,486	-
Median Age	36.0	37.1	35.9	37.2	36.9	38.1



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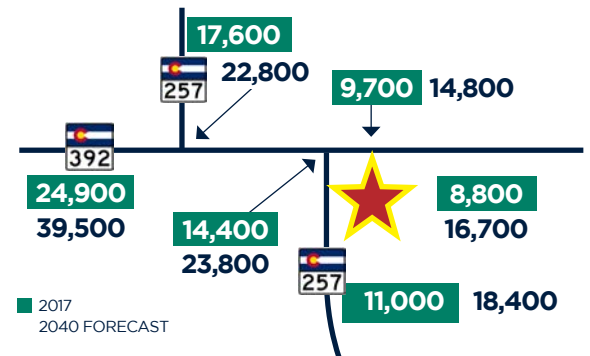
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PAD SITES

SEC HWY 392 & HWY 257 • WINDSOR, CO 80550



TOWN OF WINDSOR TRAFFIC COUNTS VEHICLES PER DAY



PRICE LIST				
LOT	ACRES	SQ FT	PRICE/SF	ASKING PRICE
1, 5th	1.335*	58,152	UNDER CONTRACT	
2, 5th	1.894*	82,502	\$12.12	\$1,004,952
LOT 2 DIVISIBLE TO 1.2 ACRES				
2, 4th	4.22	183,823	ESH'S	
EP-4	1.16	50,323	\$10.00	\$503,230
3	1.284	55,925	CAR WASH	
4	2.529	110,142	KUM & GO	
5	0.919	40,031	HUMAN BEAN	
6	1.045	45,518	FREDDY'S	
7	1.054	45,911	BASKIN ROBBINS	
8	1.063	46,303	CAFÉ MEXICALI, CHICKEN SALAD CHICK	
9	1.202	52,370	WINDSOR CRAFT COOLER & RETAIL	

* Final plat pending recording

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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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