

DOWNTOWN WINDSOR

213/215 4TH STREET

OWNER USER OR
REDEVELOPMENT OPPORTUNITY

WINDSOR, COLORADO 80550



213 & 215
4th Street

MAIN STREET / HIGHWAY 392
24,769 VPD

4TH STREET

150 Parking Spaces
Fall 2026





213/215
4TH STREET

Discover a rare redevelopment opportunity in the heart of Windsor's vibrant downtown.

Located at 213 & 215 4th Street, this centrally positioned site sits just steps from local restaurants, boutique retail, community parks, and the beauty of Windsor Lake—an ideal setting for walkable, high-amenity living or commercial activation.

With its flexible zoning path and potential for repositioning, the property opens the door to higher-use redevelopment or a compelling mixed-use vision. Whether pursuing residential density, street-level retail, or a creative combination of both, the site supports a range of future possibilities.

As part of the Windsor Downtown Development Authority's active redevelopment focus, the property is uniquely aligned with ongoing revitalization efforts. The DDA is currently encouraging proposals that enhance downtown's character and economic vitality, providing a supportive environment for forward-thinking developers and investors.

Buyers may also benefit from valuable incentive opportunities, including property tax assistance and/or Tax Increment Financing (TIF) through the DDA—adding significant upside to an already prime location.

213 & 215 4th Street presents the chance to shape a signature downtown asset within one of Northern Colorado's most desirable and growing communities.

SALE PRICE: \$800,000 (\$101/SF)



BUILDING SIZE 7,930 SF



LOT SIZE 0.218 Acres



YOC 1928 / 1948



ZONING CB - Central Business District

LOCATION OVERVIEW



257

257

392

257

TOWN OF WINDSOR
PARKS, RECREATION & CULTURE

Starbucks
KING SCHOOPERS
PAPA MURPHY'S
TAKE 'N' BAKE PIZZA

W WINDSOR
HIGH SCHOOL

Walgreens

Comfort dental

213/215
4TH STREET

ONWARD
PHYSICAL THERAPY
URBANFIELD
THE MILL
Peculier
TAVERN

FUTURE KING SCHOOPERS

392

uhealth

DUTCH BROS
Coffee

NAPA AUTO PARTS

CHASE
COLD STONE
SAFeway

WELLS FARGO
MCDONALD'S
Bank of Colorado
THERE'S ONLY ONE

USPS.COM

TOWN OF WINDSOR
COLORADO
Town Hall

TOWN OF WINDSOR
PARKS, RECREATION & CULTURE
Chimney Park
Municipal Pool

Elle's
Doug's DINER
the HUMAN BEAN
MAVERIK
Poudre Pet & Feed Supply
CAFE MEXICALI

WING SHACK
TACO BELL
FRANKY JOHN'S
COUNTRY BARBQUE

Loaf Jug
ACE Hardware
FIRST WATCH
THE DAYTIME CAFE
Ent Credit Union

SKYVIEW
ELEMENTARY

ALPINE LOFTS

TOWN OF WINDSOR
PARKS, RECREATION & CULTURE
Main Community Park

TOWN OF WINDSOR
PARKS, RECREATION & CULTURE
Chimney Park Fields

MOUNTAIN VIEW
ELEMENTARY

Clearview
LIBRARY DISTRICT

FLOOR PLAN



CONCEPTUAL REDEVELOPMENT PLAN



213/215 4TH STREET



WINDSOR, COLORADO

Windsor, Colorado is one of Northern Colorado’s fastest-growing and most desirable communities—known for its small-town charm, expanding amenities, and exceptional quality of life. The town has seen rapid population growth, reaching 45,980 residents in 2026, driven by strong household incomes, outdoor recreation, and proximity to larger employment hubs like Fort Collins, Greeley, and Loveland.

Windsor’s appeal continues to surge thanks to standout regional attractions such as Hoedown Hill and Raindance National Golf Course, along with extensive trails, green spaces, and lakefront recreation that draw both residents and visitors. This growth has helped position Windsor as Colorado’s newest top “boomtown,” recognized for leading the state in population and income increases over the past decade.

Supported by a strategic focus on thoughtful expansion, economic diversity, and community amenities, Windsor blends modern development with a strong sense of place—making it one of the region’s most dynamic and thriving communities.

Highlights

- Strong Economic Growth & Business Friendly Environment
- Access to Skilled Workforce
- Competitive Local Incentives
- Supportive Local Resources for All Business Sizes
- Pro-Growth Business Climate
- Regional & State-Level Support
- Quality of Life that Attracts Talent

Demographics

	POPULATION	45,000+
	HOUSEHOLDS (HH)	15,731
	AVG. HH INCOME	\$149,051
	MEDIAN AGE	38.2
	AVG. HOME VALUE	\$703,235



DOWNTOWN DEVELOPMENT AUTHORITY WINDSOR, CO

As the Windsor community has grown & evolved, Downtown's role has remained constant: a welcoming central heartbeat for local businesses, friendly service & hometown hospitality.

The Downtown Windsor Master Plan development and visioning process was designed to address the Main Street transformation strategy through creative social listening activities and collaborative community planning. Immersion provided insights about Downtown's strengths and challenges, organizational gaps, and relevant success strategies. Visioning explored opportunities to create environments around Main Street that welcome all visitors and celebrate history by giving it new ways to tell a story.

The Backlots & parking

The Windsor backlots in the 400 and 500 blocks of Main Street are among the Town's most valuable tracts of open land. These Town-owned dirt-covered spaces have served as parking for locals to centrally access both Downtown and Windsor Lake for several years and had been identified as priority properties for redevelopment by the Town's Comprehensive Plan and Downtown Master Plan. In January 2023, Windsor voters overwhelmingly voted to pass Ballot Measure 200, which created a permanent parking zone in these lots - upending any future potential for enhancements beyond surface-level improvements.



Growing & impactful DDA



Recent infusion in downtown capital improvements



Top per-capita level in Northern CO

 **Windsor Downtown Alliance**

 **Windsor Downtown Master Plan**

Source: windsordda.com



213/215
4TH STREET

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