

# 0.91 Acre Pad Site

10956 CIMARRON STREET | FIRESTONE, CO 80504

**BLUE  
WEST**  
CAPITAL

FOR SALE



## PROPERTY HIGHLIGHTS

- Prime location in Firestone's growing retail and residential hub, surrounded by national brands, local businesses, and new housing
- Convenient access to I-25, Firestone Blvd, and Colorado Blvd for strong regional connectivity
- 3.3M annual visits to the trade area (Placer.ai)

## PROPERTY DETAILS

SIZE 0.91 Acres (39,676 SF)

PRICE \$500,000

LEASE RATE Contact broker

ZONING NC (Neighborhood Center)

CITY/COUNTY Firestone/Weld

**DAVID DOBEK**  
Director - Landlord Advisory  
312.515.2133  
[David@BlueWestCapital.com](mailto:David@BlueWestCapital.com)

**GRACE NEWMAN**  
Associate - Landlord Advisory  
317.508.8372  
[Grace@BlueWestCapital.com](mailto:Grace@BlueWestCapital.com)

[BLUEWESTCAPITAL.COM](http://BLUEWESTCAPITAL.COM)



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BROKER DISCLOSURE

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Placer.ai

**3.3M+**  
ANNUAL TRADE  
AREA VISITS

**+6.7%**  
VISITS YEAR  
OVER 3 YEAR

## DEMOGRAPHICS 2025

1 MILE

3 MILE

5 MILE

TOTAL POPULATION

8,794

25,002

41,407

AVG HH INCOME

\$138,811

\$142,875

\$140,332

BUSINESSES

172

551

1,173

DAYTIME POPULATION (EMPLOYEES)

1,696

6,497

13,898

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

[BLUEWESTCAPITAL.COM](https://www.bluewestcapital.com)



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