



Fully Leased Mixed Use & Event Center Property Downtown Mead | Approx. 8% Cap Potential

On site event venue generating approximately \$12,000 to \$16,000 in monthly gross bookings, with ownership participation in event revenue.

Turn-key, income-producing commercial asset with diversified tenants and event venue revenue. Recently renovated mixed use building with strong Main Street frontage and diversified tenant income.

[Request Info](#)



Executive Summary — Turn-Key, Fully Leased Retail & Event Investment in Downtown Mead

Property Highlights

This fully renovated **17,889 SF mixed-use retail and event property** presents a rare opportunity to acquire a **stabilized income-producing asset** in one of **Northern Colorado's fastest-growing submarkets**.

Positioned on **Main Street in Downtown Mead**, the property delivers **exceptional visibility, diversified income, and long-term appreciation potential**.

Originally built in 1917 and **fully renovated in 2023**, it now offers new-construction quality with minimal maintenance and proven tenant stability.

Current uses include **retail, office, residential (2nd floor), and event spaces**, supported by **long-term leases and additional income potential from the on-site event venue**.

Investment Metrics

Metric	Detail
Purchase Price	\$3,650,000
Cap Rate	Approx. 8% Potential
Occupancy	<i>100 % Leased</i>
Building Size	±17,889 SF
Lot Size	0.41 Acres
Year Built / Renovated	1917 / 2023

Financial Overview | Stabilized Cash Flow Investment

\$25K+

Stabilized Rental Income + Event Revenue Participation

Income supported by long-term tenant leases with additional revenue potential from the on-site event venue.

Approx. 8%

Approx. Cap Potential

Attractive yield with diversified tenant base.

0%

Vacancy Rate

Fully leased property with stable tenant occupancy.

Stabilized mixed-use asset with diversified tenant income and additional upside from event venue revenue.

The property demonstrates strong financial stability through full occupancy and a balanced tenant mix generating multiple income streams. Recent renovations reduce maintenance costs while the on-site event venue provides additional revenue potential alongside long-term tenant leases.

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Strategic Location — Northern Colorado Growth Corridor



Downtown Mead Core

Prime Main Street location in the heart of Mead's historic downtown district, surrounded by established businesses and steady residential growth. Exceptional visibility, ample parking, and walkable proximity drive consistent traffic from both local patrons and regional visitors.



I-25 Corridor Growth

Positioned along Northern Colorado's premier growth corridor connecting Denver, Boulder, and Fort Collins. The area continues to experience robust population and business expansion driven by infrastructure improvements and master-planned community developments.



Regional Connectivity

Strategically located with direct access to I-25 and Hwy 66, offering quick connectivity to major employment centers and regional hubs across the Denver-Fort Collins corridor. The property benefits from strong commuter and local traffic volumes supporting Main Street retail vitality.

Ideally positioned within Northern Colorado's most dynamic growth corridor — combining Main Street stability with regional expansion potential.

[Get Full Details](#)

Property Features & Specifications

Completely renovated mixed-use asset with diversified income and long-term stability.



Building Overview

- ±17,889 Total SF
- Originally Built 1917 | **Extensively Renovated & Modernized 2021-2023**
- Brick / Brick Veneer Construction
- Central Air & Forced-Air Heat
- EDU SVC Zoning



Tenant Mix & Income

- Mixed-Use Configuration: Retail, Office, Event Center & Residential
- 100% Leased (±17,889 SF)
- Diversified Income Streams with Long-Term Leases
- Stable Tenancy with Minimal Turnover
- Tenants Responsible for Deposits and Utilities



Site & Infrastructure

- ±0.41 Acre Lot
- Paved Street Access with Excellent Visibility
- City Water & Sewer | Natural Gas & Electric
- Ample On-Street and Rear Parking
- High-Exposure Main Street Frontage

A newly renovated, fully stabilized mixed-use investment with diversified tenancy and minimal ownership demands.

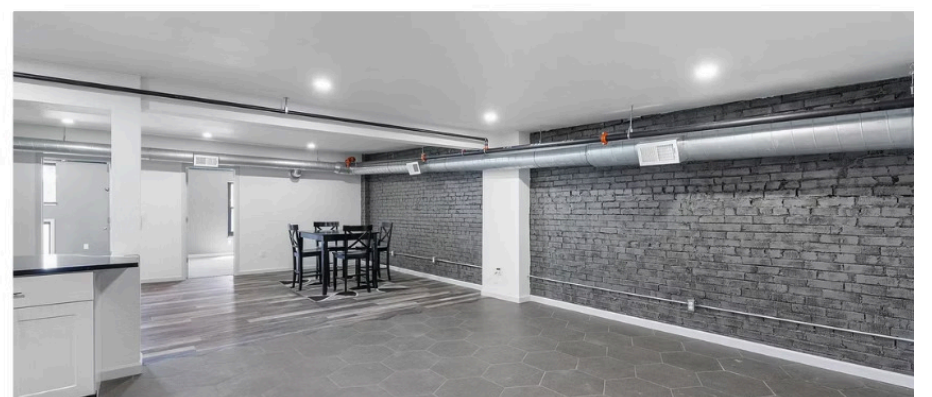
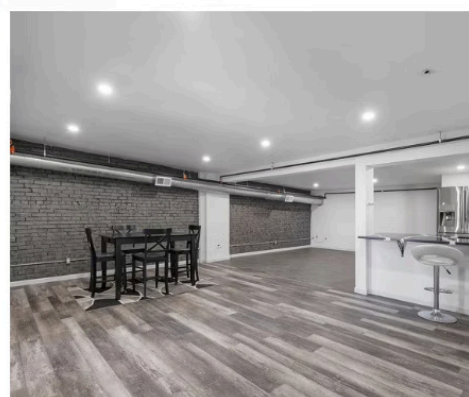
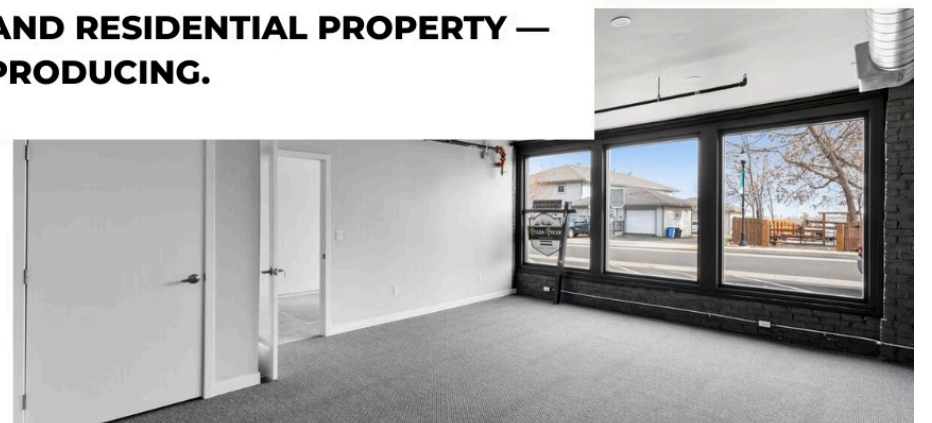
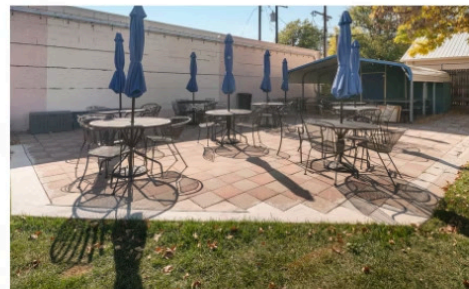
Historic Mead — Interior Highlights

Recently rebuilt in 2023, the property features designer interiors across event, retail, and professional spaces — ideal for tenants and private events.



HISTORIC MEAD

FULLY RENOVATED MIXED-USE EVENT, RETAIL, AND RESIDENTIAL PROPERTY —
100% LEASED AND INCOME-PRODUCING.



Turn-Key, Cash-Flowing Investment with Long-Term Growth Potential

Fully leased, newly renovated, and strategically positioned in Northern Colorado's fastest-growing commercial corridor.



Recently Renovated

Comprehensive interior and exterior renovation completed within the past three years. Eliminates deferred maintenance and capital expenditure risk while enhancing long-term durability and tenant retention.



Fully Stabilized

100% leased with long-term, established tenants providing predictable income. Delivers immediate cash flow and eliminates lease-up uncertainty for new ownership.



Appreciation Upside

Located in a rapidly expanding submarket along the **I-25 growth corridor** with robust demographic trends, infrastructure investment, and sustained commercial development driving long-term appreciation.

An ideal “park your capital” opportunity offering both immediate yield and long-term value creation in Northern Colorado's most dynamic market.

[Learn More](#)

Market Position & Growth Dynamics

Mead, Colorado is rapidly emerging as a key growth hub along the I-25 corridor between Denver and Fort Collins — one of the most active commercial development regions in the state. Ongoing infrastructure investment and steady in-migration have created a dynamic environment for sustained real estate appreciation and tenant demand.



Explosive Population Growth

Rapid residential expansion driving increased demand for retail and service businesses. **Population growth directly fuels tenant stability and long-term rent appreciation.**



Major Infrastructure Investment

Ongoing public and private capital improvements enhancing regional connectivity. **Enhanced access and visibility increase property values and commercial occupancy rates.**



Expanding Business & Employment Base

Expanding business base creating sustained demand for quality commercial space. **Business migration from urban cores strengthens small-market absorption and rental growth.**

Tenant Mix & Income Diversification

Diversified tenant base providing stable, predictable income and long-term tenant security.

The property's balanced tenant composition across retail, office, and event spaces provides income stability and reduces concentration risk. This diversified approach ensures consistent cash flow while serving the varied needs of Downtown Mead's growing business community.

Each tenant category contributes to the property's overall appeal and market position, creating a synergistic environment that enhances tenant retention and supports long-term value appreciation.

Key Benefits:

- **Diversified income streams** reduce single-tenant dependency and cash flow volatility.
- **Complementary uses** (retail, office, and event) generate cross-traffic and shared customer bases.
- **Adaptive space design** accommodates evolving tenant and market demand.
- **Strong retention rates** supported by high-quality renovations and flexible lease terms.



This tenant mix creates a self-sustaining ecosystem that minimizes downtime, maximizes renewal likelihood, and protects income performance over time.

Schedule A Site Tour

Financial Highlights

- Stabilized base rental income from diversified long term tenants generating approximately **\$271,800 annually**
- Additional income participation from on site event venue averaging **\$2,800 per month**
- Total potential gross income of approximately **\$305,400 annually**
- Fully leased property with **17,889 SF across office, retail, residential, and event space**
- Recently renovated building minimizing near term capital expenditures
- Efficient operating structure with several tenant paid expenses reducing owner overhead
- Many leases include 3–5% annual rent escalations, creating long term income growth for investors

Operating Expenses	Annual Amount
Building Insurance	Tenant Responsibility
Utilities	Tenant Responsibility
Common Area Maintenance	Minimal

Projected Net Operating Income: **\$286,958**

With typical 5% lease escalations, projected gross income could exceed **\$389K within 5 years** and approach **\$496K within 10 years**

At the current price of **\$3,650,000 this represents a 7.86% cap rate**

[Request Full Financials](#)

Investment Highlights

Approx. 8% Cap Rate | 100% Occupied

Stabilized, income-producing asset positioned for long-term growth in Northern Colorado's premier corridor.

01

Immediate Cash Flow

100% occupied property with stabilized base rental income and diversified tenants, providing reliable day-one cash flow with additional upside from the on-site event venue.

02

Minimal Capital Requirements

Comprehensive **2021–2023 renovations** eliminated deferred maintenance, ensuring investors focus on income collection rather than capital improvements.

03

Strategic Market Position

Located on **Main Street in Downtown Mead**, part of Northern Colorado's fastest-growing corridor with robust regional expansion and infrastructure investment.

04

Diversified Income & Long-Term Growth

Balanced mix of tenants and a prime I-25 corridor location deliver both predictable income and strong appreciation potential.

Contact Us Today



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Ready to Explore This Opportunity?

- Schedule a property tour
- Review detailed site plans
- Discuss investment opportunities
- Analyze market potential

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