

7415 FIREHOUSE VIEW PEYTON, CO 80831

**BUILD TO SUIT
AVAILABLE Q2 2025**

PRE LEASING

UP TO 3,000 SF RETAIL

FROM \$30.00 NNN YEAR 1



Scan For

Property Website

HIGH END RETAIL

- UP TO 3,000 SF AVAILABLE
- TWO, 1,500 SF SUITES
- BUILD TO SUIT RETAIL SPACE
- OVER 53,000 VPD ON WOODMEN
- FLEXIBLE PUD ZONING
- EASY ACCESS OFF WOODMEN
- HIGH GROWTH AREA
- FALCON SUBMARKET

FOR MORE INFORMATION, PLEASE CONTACT:

CORE
COMMERCIAL
BROKERAGE CO.

**PARKER CURRY
BROKER
+1.719.337.1367
PARKER@CORECOMMBBC.COM**

Q2 2025 estimated delivery of brand new construction in the Falcon submarket. The building is visible from Woodmen Road and features a lighted intersection for immediate East/West access.

This a great opportunity to have up to 3,000 SF built to suit in a rapidly growing area.

Ideal Uses: salon & spa, restaurant concepts, cell phone store, tech repair, animal clinic, real estate/attorney office, fitness.



LOCATION

South of Woodmen Rd, 2 MI West of Falcon
off Golden Sage/Rolling Thunder

ZONING

PUD

TAX SCHEDULE NUMBER

53111-01-012

CONSTRUCTION

Cinder block with stucco and stone facade

AVAILABLE SPACE

Up to 3,000 SF

SITE

~ 1.17 acres

HVAC

100% HVAC via packaged
rooftop units

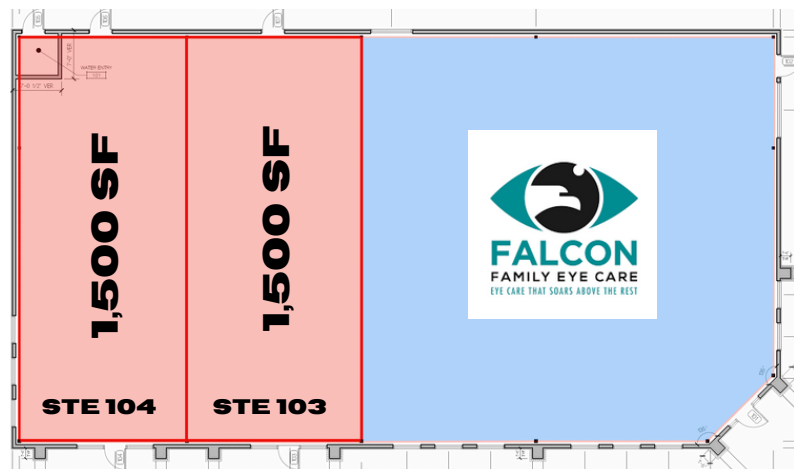
LEASE RATE

From \$30.00 NNN Year 1

NNN EXPENSES

\$9.00/SF excluding utilities and in-suite
janitorial

FOR MORE INFORMATION, PLEASE CONTACT:



PARKER CURRY
BROKER
+1.719.337.1367
PARKER@CORECOMMBBC.COM