

BOXELDER COMMONS

SEC 5th Street & Jefferson Avenue | Wellington, Colorado 80549

NEW DEVELOPMENT FOR SALE OR LEASE



GROCERY ANCHORED RETAIL DEVELOPMENT DELIVERY SUMMER 2020

Multi-Building Retail | Build-to-Suit Options | For Sale or Lease

LAND AVAILABLE FOR SALE | .5 ACRE TO ±7.5 ACRES
RETAIL/OFFICE SPACE AVAILABLE FOR SALE OR LEASE
±1,000 SF TO 37,500 SF



LEASE RATES/SALE PRICES NEGOTIABLE | CONTACT BROKERS TO DISCUSS



PROPERTY HIGHLIGHTS

- 10,135 SF proposed building closest to Ridley's Family Markets - demisable
- 1,000 SF - 12,900 SF Available
- C-3 Highway commercial zoning
- Fully sprinkled
- 5 : 1,000 SF Parking ratio
- Free-standing drive-thru kiosk opportunity & multiple drive-thru endcap possibilities
- Future building and space sizes negotiable

DEMOGRAPHICS

CoStar, 2019

	1 Mile	3 Miles	5 Miles
2019 Population (Pop.)	6,371	10,447	13,431
2024 Projected Pop.	7,201	11,647	14,948
Pop. Growth ('19-'24)	13.03%	11.49%	11.29%
2019 Households (HH)	2,376	3,856	4,948
2024 Projected HH's	2,694	4,314	5,521
2019 Avg. HH Income	\$92,094	\$96,630	\$97,765



WEST ELEVATION

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Set to deliver in 2020, this new retail development is located in the heart of Wellington, Colorado, a growing submarket of Fort Collins. Anchored by the only supermarket in the region and paired with highway visibility to 32,903 daily cars on I-25, this property has an unbeatable location. With this multi-building development, many options exist to serve a variety of businesses, whether it's a small retail space, a freestanding drive thru or a junior anchor space up to 12,900 square feet.

Come to Wellington and be a part of the city's best opportunity before it's too late.



For more information, please contact:

AKI PALMER
Senior Director
+1 970 267 7727

aki.palmer@cushwake.com

JAMES ARNOLD
Broker Associate
+1 720 354 2059

james.arnold@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com