

# PRIME COMMERCIAL DEVELOPMENT LAND ADJACENT TO NEW QUIKTRIP LOCATION

55,680 SF | NWQ HIGHWAY 119 AND I-25  
NWQ Highway 119 and I-25 Firestone, CO 80504

HIGHWAY 119

**QT** QuikTrip®

**35,897**  
VEHICLES  
PER DAY

**COBBLESTONE**  
Car Wash

**94,089**  
VEHICLES  
PER DAY



**navpoint**  
REAL ESTATE GROUP



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**NEW  
LOWER PRICE:  
\$949,000!**



# EXECUTIVE SUMMARY

**NavPoint Real Estate Group** is pleased to present this prime commercial redevelopment opportunity located at the NWQ Highway 119 and I-25, Firestone, CO 80504. The land is adjacent to a brand new high-volume QuikTrip store, boasting exceptional frontage and visibility from NWQ Highway (35,897 VPD) and Highway I-25 (94,089 VPD). The site presents a prime opportunity for commercial development with convenient access via an access road from Quiktrip. Spanning a total of 55,680 square feet, this property offers significant potential for retail, hospitality, or other commercial ventures seeking a high-traffic location. The strategic positioning near national retailers such as, Home Depot, Tractor Supply, Circle K, McDonald's, Wendy's, 7-11 and many other established businesses positions this site to capitalize on its strategic location and market potential.

## Investment Highlights

- Great Visibility from I-25
- Adjacent to Brand New High Volume QuikTrip Location
- Great visibility from I-25 with access road to the traffic signal on Highway 119.
- Variety of permitted uses including hotel, automotive, restaurant, drive-thru QSR, medical/general office, ect.

## Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.

## [Link for Zoning Here](#)





# PROPERTY OVERVIEW

 PURCHASE PRICE  
**\$949,000**

 LAND AREA  
**55,680 SF**

 ASSET NUMBER  
**E4202-2**

 ZONING  
**RC**  
[LINK TO ZONING](#)

 UTILITIES  
**AVAILABLE**



# SITE PLAN

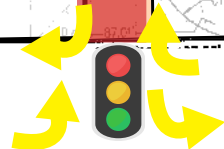
SHARED ACCESS ROAD

SITE  
55,680 SF

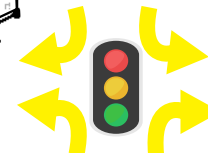
SOLD



EXIT RAMP

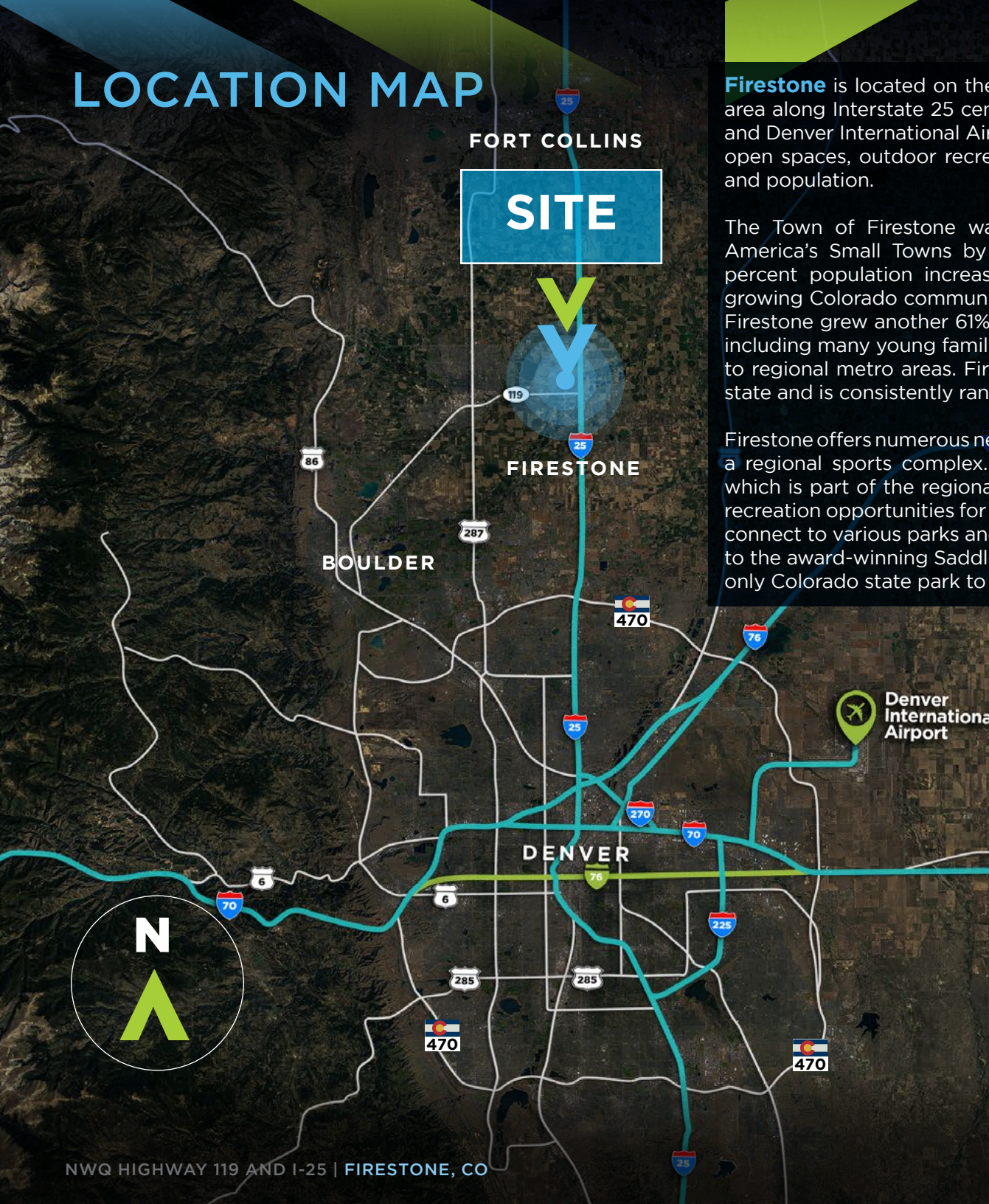


HIGHWAY 119





# LOCATION MAP



**Firestone** is located on the northern edge of the Denver-Boulder metropolitan area along Interstate 25 centrally located between Denver, Boulder, Fort Collins, and Denver International Airport. Firestone has been recognized for its sprawling open spaces, outdoor recreational opportunities and rapidly growing economy and population.

The Town of Firestone was ranked among the Best Places to Live among America's Small Towns by Money Magazine. Firestone was noted for its 431 percent population increase between 2000 and 2010, making it the fastest growing Colorado community at the time. From 2010 to 2020 the population of Firestone grew another 61%. Firestone continues to attract a variety of residents including many young families looking for affordable living and a short commute to regional metro areas. Firestone has some of the lowest sales tax rates in the state and is consistently ranked as one of Colorado's safest cities.

Firestone offers numerous neighborhood, community and regional parks, including a regional sports complex. Miles of trails make up the Firestone Trail system, which is part of the regional Colorado Front Range Trail system. The trails offer recreation opportunities for residents and visitors to enjoy the great outdoors and connect to various parks and community amenities. The community is also home to the award-winning Saddleback Golf Club and St. Vrain State Park, which is the only Colorado state park to annex into a Town's limits.

## DEMOGRAPHICS

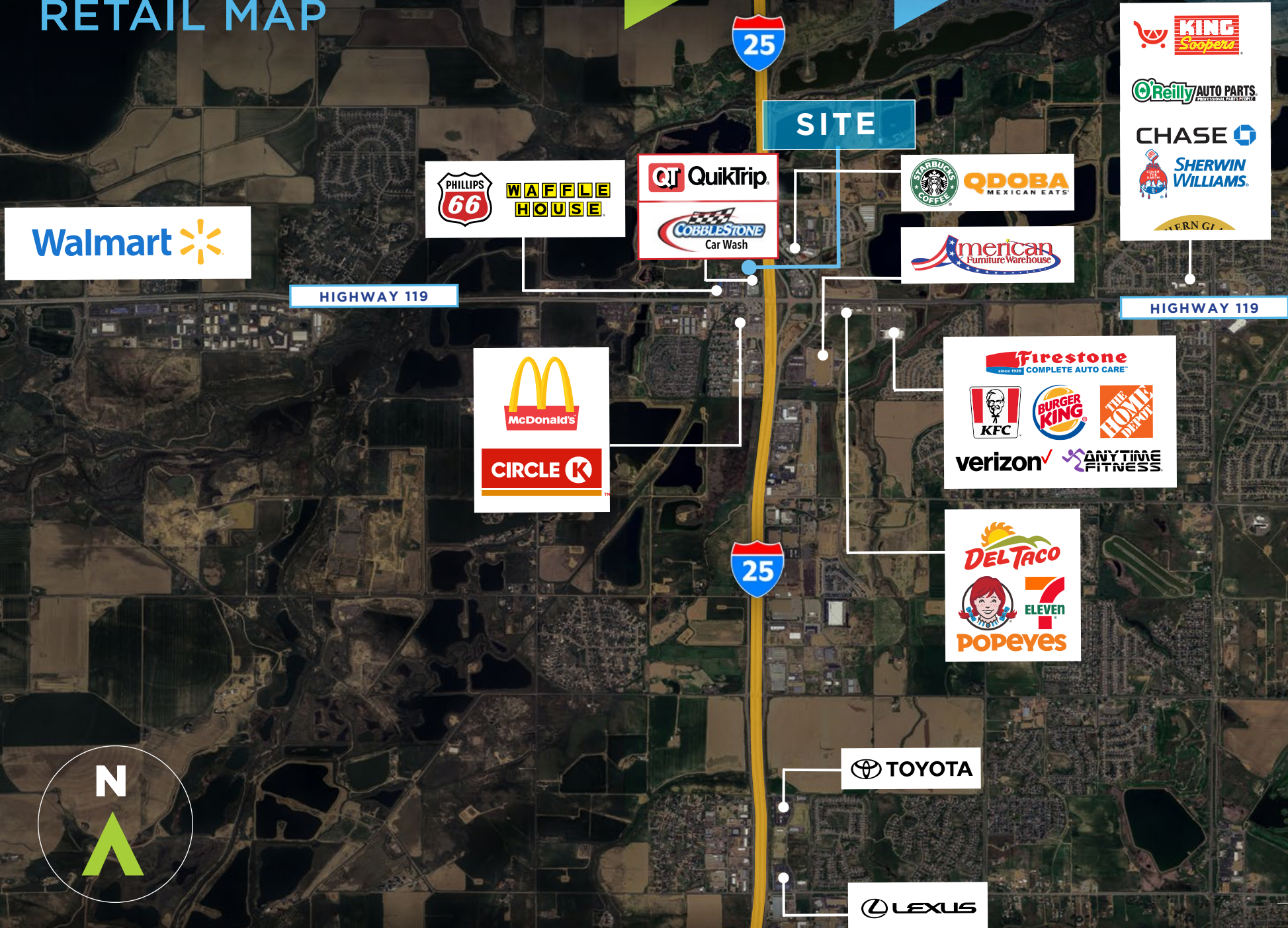
POPULATION	1 MILE	5 MILE	10 MILE
2028 Projection	3,963	55,341	193,094
2023 Estimate	3,616	51,144	184,735
Growth 2023 - 2028	9.60%	8.21%	4.52%
Average Age	35.10	37.50	39.20

## HOUSEHOLDS

2028 Projection	1,451	19,494	72,993
2023 Estimate	1,325	18,003	69,764
2023 Avg Household Income	\$100,144	\$124,164	\$116,331



# RETAIL MAP





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 900 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY  
**\$1.5B**  
IN CLOSED TRANSACTIONS  
*Since 2011*



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