

# ERIE COMMERCIAL STOREFRONTS

FOR LEASE OR SALE

1012 CARBON COURT | ERIE



## 8,000 SF AVAILABLE FOR LEASE OR SALE NEW CONSTRUCTION FLEX/OFFICE/RETAIL

### • THE OPPORTUNITY IN SUMMARY •

New construction retail/flex space fronting to County Line Road just south of Erie Parkway in Erie. This space is currently in shell condition and can be finished to suit a user's needs. The commercial space is divisible into as many as 4 separate units. Landlord is offering an aggressive gross lease structure and flexible terms.

### • PROPERTY FEATURES •

<b>Available</b>	1,200 - 8,000 SF
<b>Lease Rate</b>	\$16.00/SF Gross + Utilities
<b>Sale Price</b>	\$180.00/SF (Core & Shell)
<b>TI Allowance</b>	\$25/SF over Base Building Condition

- Situated near I-25 with easy access from Erie Parkway
- Divisible up to 4 units
- Abundant storefront glass
- Separately metered utilities
- On site customer parking
- Building signage available

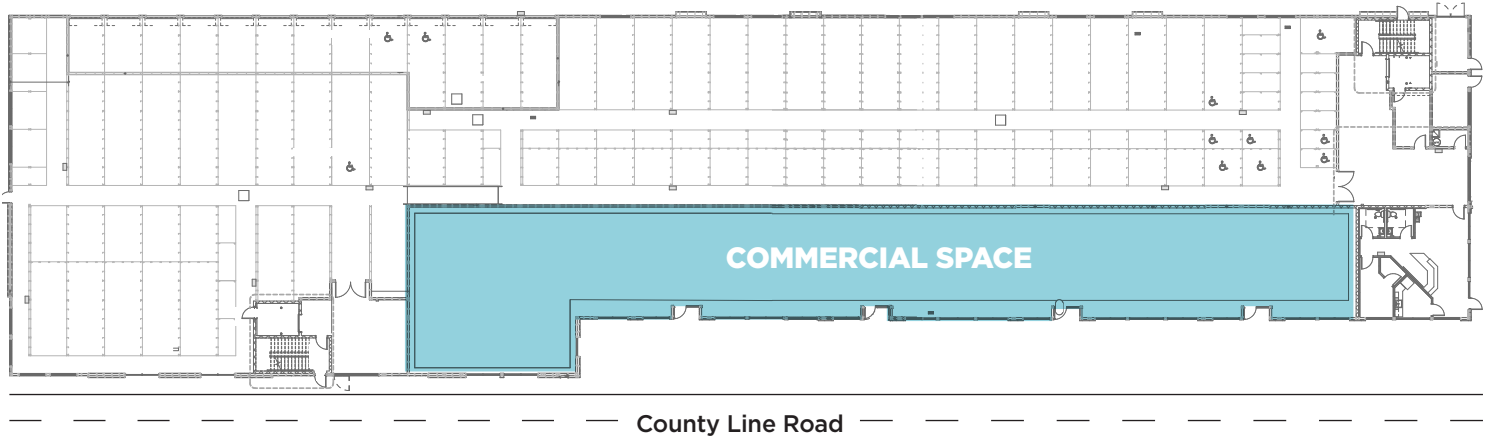


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## FLOORPLAN



## BUILD OUT SPECS

### DELIVERY CONDITION/LANDLORD WORK

- Concrete slab or allowance
- Electrical panel to space
- Perimeter electrical outlets spaced per code
- Open ceiling
- Demising walls framed (as needed)
- Building-standard HVAC installed
- Electrical to façade for building signage

### TENANT WORK

Tenant Improvement Allowance - \$25/SF toward:

- Flooring
- Paint/wall coverings
- Lighting
- HVAC distribution
- Dropped Ceiling
- Restrooms





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## NORTHERN COLORADO FRONT RANGE

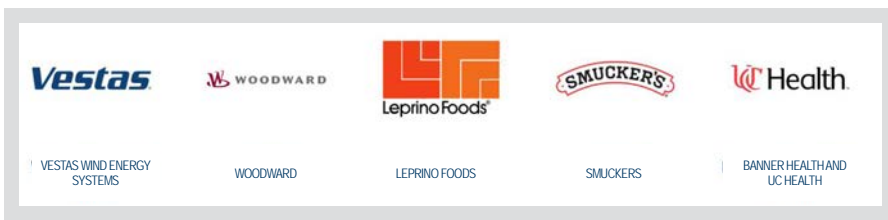
Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado is known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

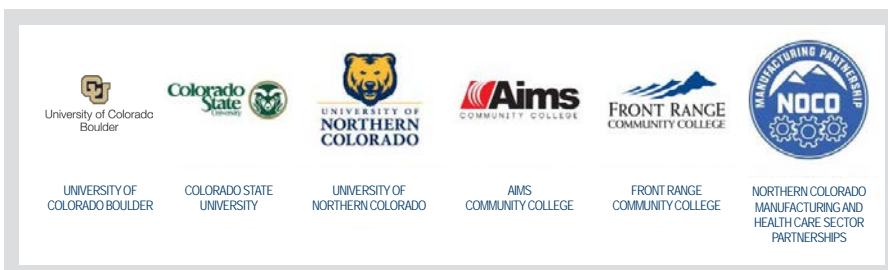
Source: [choosecolorado.com](http://choosecolorado.com)



## TOP EMPLOYERS



## TOP EDUCATIONAL INSTITUTES



## KEY INDUSTRY CLUSTERS



## DEMOGRAPHIC HIGHLIGHTS

Northern Colorado Region

Source: [upstatecolorado.org](http://upstatecolorado.org)



Total Population (2019)

**633,060**



Labor Force

**336,600**



Total Square Miles

**6,646**

## REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives
- Culture that promotes and develops quality of life throughout the region

## QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development

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## POPULATION

5 Miles

2020 Population (Pop.)

73,158

Pop. Growth ('20-'25)

7.98%

Source: CoStar, 2020

## HOUSEHOLDS

5 Miles

2020 Households (HH)

28,177

2020 Avg. HH Income

\$136,767

Source: CoStar, 2020

## TRAFFIC COUNTS

VPD

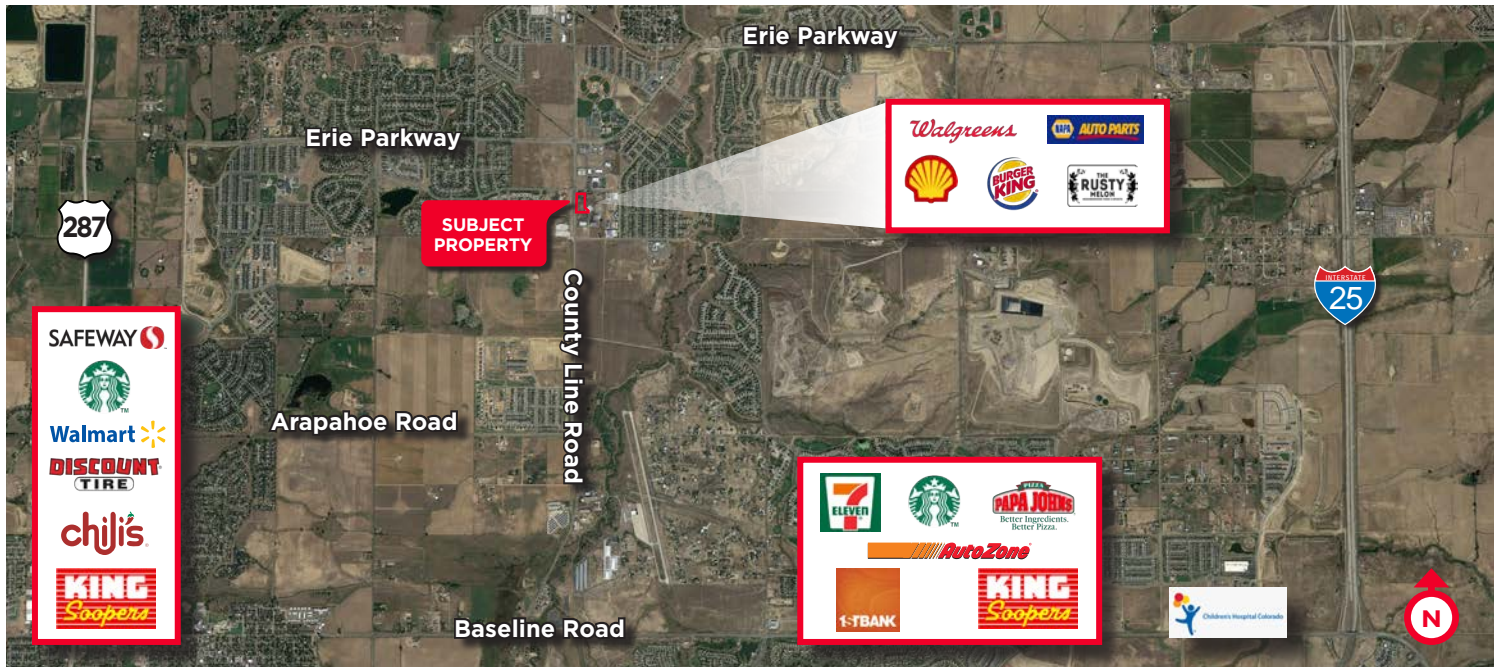
Interstate 25

128,501

Erie Parkway

12,406

Source: CDOT, 2019/2020



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