

Featured Property



UNITS FOR LEASE & LAND FOR SALE! COMMERCIAL OR MULTI-FAMILY FIRESTONE CITY CENTRE @ I-25 & FIRESTONE BLVD

Located SE of the intersection of I-25 & Firestone Blvd. in southern Weld County, Firestone City Centre offers commercial space for lease and development opportunities for multi-family or commercial uses in a thriving development anchored by **Home Depot** and **American Furniture Warehouse**.



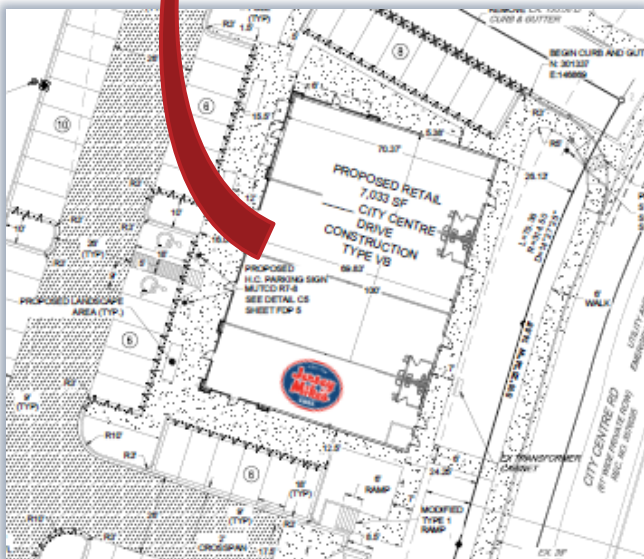
Contact a member of the Firestone Economic Development team for more information on this property, or other properties in the Town of Firestone!

Paula Mehle | 303-531-6265 | pmehle@firestone.gov
Michelle Magelssen | 303-531-6263 | mmagelssen@firestone.gov

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**UNITS
FOR
LEASE**



Inline Shops @ Firestone City Centre:

- Three (3) newly constructed units still available!
- Visibility and access from Interstate 25
- Over 530 hotel rooms and a 405-unit apartment complex within 1/2 mile
- Next to American Furniture Warehouse, >30,000 visitors/month
- No Weld County sales tax

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**LAND
FOR
SALE**

Commercial Development Opportunities:

- Located on East I-25 Frontage Road: Outlot 1 - 1.07 Acres | Outlot 2 - 1.07 Acres
- Located along Firestone Blvd.: Outlot 13 – 1.02 Acres | Outlot 14 - 1.13 Acres
- Zoning allows for a mix of Regional Commercial uses, including retail, restaurants, and office
- Convenient access from Interstate 25 and the surrounding community
- Established customer traffic - > 345,000 estimated Firestone City Centre customers in the last 12 months, with an estimated 1.13 million total visits!
- Over 530 hotel rooms and a 405-unit apartment complex within 1/2 mile
- Parking requirements:
 - Retail: 1/250 SF
 - Office: 1/300 SF
 - Food & Beverage Service: 1 space per 3 seats plus 1 space per employee on maximum shift
- No Weld County sales tax
- Located in Firestone Urban Renewal Authority area

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**LAND
FOR
SALE**

Multi-Family or Commercial Development Opportunities:

- Lot 2 – 12.62 Acres – Zoned PUD-RC
Zoning allows for a mix of High Density Residential and Regional Commercial uses, such as retail, restaurants, hotel, and office. A mix of such uses in the same building is encouraged.
- Lot 3 – 21.2 Acres – Zoned PUD R-C
Zoning allows High Density Residential uses, including Multi-Family, Carriage Units, and Detached Garage, with a maximum density of 18 dwelling units (du)/acre (ac).
- Parking requirements:
 - Retail: 1/250 SF
 - Office: 1/300 SF
 - Food & Beverage Service: 1 space per 3 seats plus 1 space per employee on maximum shift
 - Multi-Family: 1.5 spaces per efficiency studio or 1-bedroom du, 2.25 spaces per 2 bedroom du, 2.5 spaces per 3 bedroom du or more bedrooms, plus 1 guest space per 3 du's
- Convenient access to Interstate 25 and the surrounding community
- Near shopping, dining, employment, other services, parks and trails
- Located in Firestone Urban Renewal Area