

FOR LEASE

1200 DEXTER STREET
FORT LUPTON, CO 80601

SUITE W7

± 920 SQUARE FEET

\$1,595/MONTH

Available

SUITE W10

± 1,200 SQUARE FEET

\$2,080/MONTH

RATE: \$17.00 PSF

NNNS: \$10.81 PSF

SAFEWAY ANCHORED

JOIN DOMINO'S PIZZA, SUBWAY, GREAT CLIPS

LIMITED TIME OFFER: \$9.99 PSF FOR THE FIRST YEAR!



6565 S Dayton Street, Suite 3000
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FEATURES

Thrive at the premier retail center in this fast-growing Northern Colorado community. Benefit from the traffic generated at this busy and highly visible Safeway anchored retail center in the heart of Fort Lupton.

Join Safeway with Starbucks and Fuel Center, Little Caesar's, SCL Health Urgent Care, Domino's Pizza, Subway, Great Clips, State Farm, and other premium local retailers.

W7: 920 SF. Open layout, back office with single ADA restroom.

W10: 1200 SF. Open Showroom with a back work area and single ADA restroom.

Prominent Signage Available

Demographic Info (2024)

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Population	8,594	10,401	13,790
Households	2,909	3,505	4,634
Average Income	\$83,211	\$87,897	\$94,324
Traffic Count	11,978	(2022)	



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