

FOR LEASE

1200 DEXTER STREET
FORT LUPTON, CO 80601

SUITE W7

± 920 SQUARE FEET

\$1,599.27/MONTH

RATE: \$17.00 PSF

NNNS: \$10.87 PSF

SAFEWAY ANCHORED

JOIN DOMINO'S PIZZA, SUBWAY, GREAT CLIPS

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



6020 Greenwood Plaza Blvd., Suite 100
Greenwood Village, CO 80111
O:303.692.1816
www.johnproppcommercial.com

Michael Honc, CCIM, CPM
Realty Advisor
M:303.915.0521
michael@johnproppcommercial.com

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.

Prominent Signage Available

Demographic Info (2025)

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Population	9,659	12,086	15,542
Households	3,250	4,087	5,261
Average Income	\$95,671	\$99,889	\$104,501
Traffic Count	12,000	(2024)	



6020 Greenwood Plaza Blvd., Suite 100
Greenwood Village, CO 80111
O:303.692.1816
www.johnproppcommercial.com

Michael Honc, CCIM, CPM
Realty Advisor
M:303.915.0521
michael@johnproppcommercial.com