



8110-8196 COLORADO BLVD  
UNIT S-4  
FIRESTONE, CO 80504

Unit S-4:

1,200 SF

Lease Rate:

\$20.00/SF NNN

NNN Rate:

\$14.23/SF  
(2025 estimate)

*OPEN PLAN RETAIL/OFFICE UNIT FOR LEASE - CENTRALLY LOCATED IN FIRESTONE*

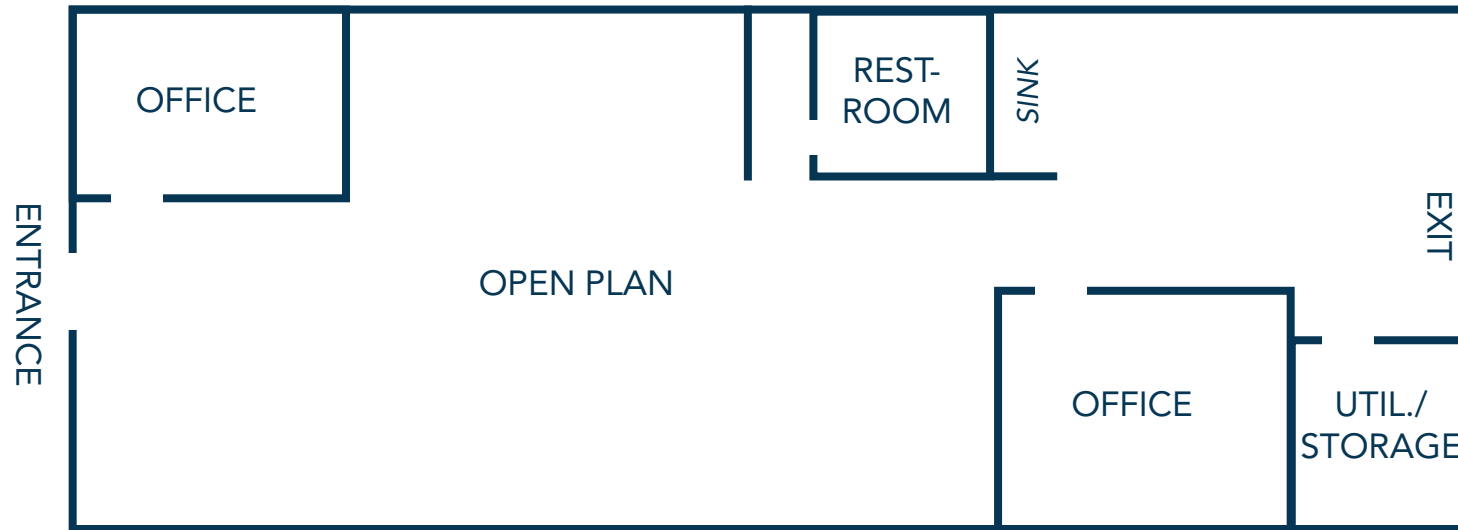
- Suite consists of 2 private offices, kitchenette, private restroom and storage area
- Anchored by Safeway and surrounded by other highly trafficked retail amenities such as Ace Hardware, Big O Tires, Subway, and more
- Prominent monument and building signage available
- Ample on-site parking in large shared lot



# UNIT S-4



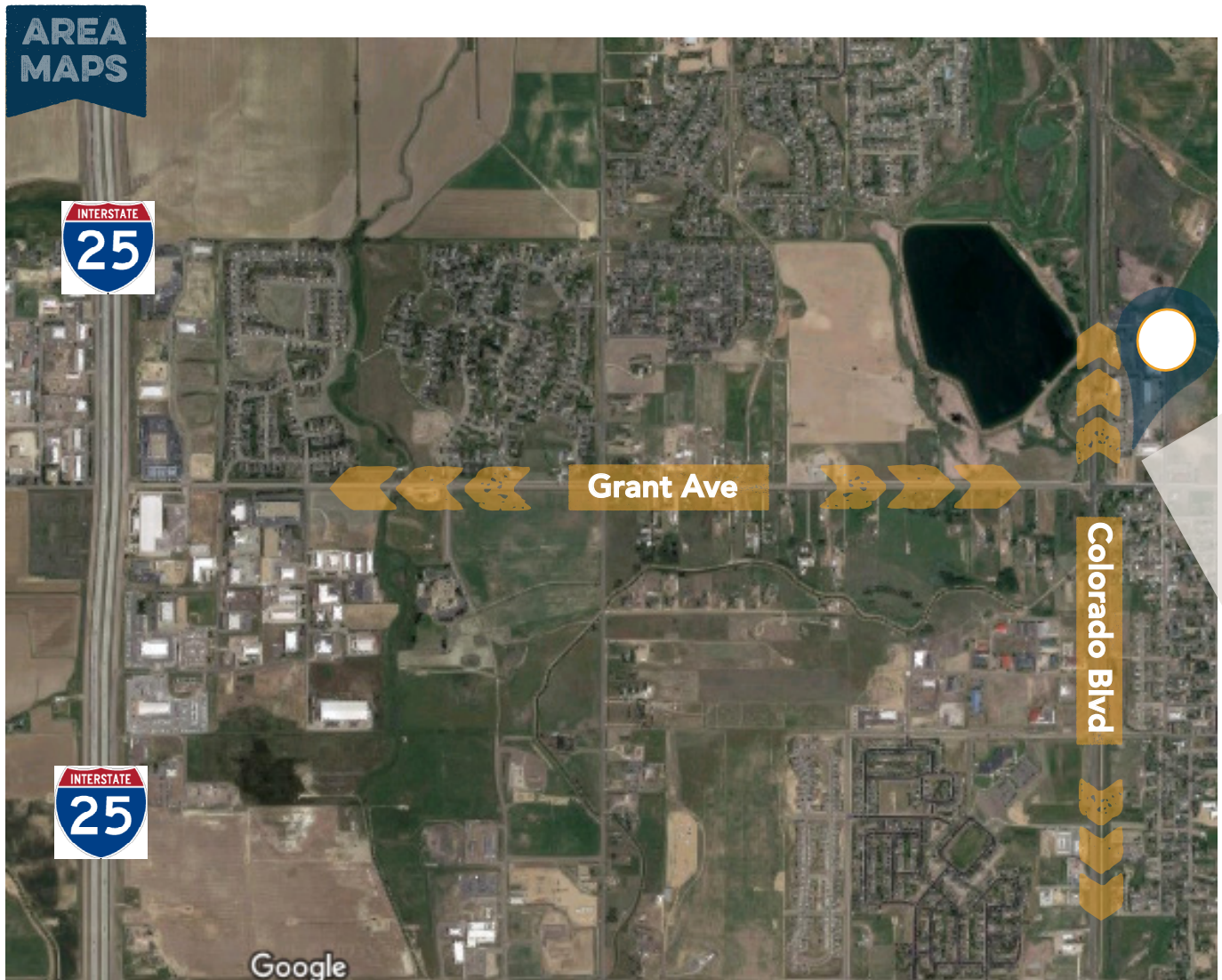
## UNIT S-4



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

# AERIAL VIEW





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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.