



# VINCENT VILLAGE COMMERCIAL SITES

## 3 COMMERCIAL SHOVEL-READY SITES VINCENT VILLAGE NEC SH-52 & ROLLIE AVE., FORT LUPTON, COLORADO 80621



[Click Here on PDF for Drone Video](#)

A Safeway-anchored retail center having 16 tenants plus a Grease Monkey, Ace Hardware and a Safeway gas station is across the street from the subject lots. The Fort Lupton Community and Recreational Center, Salud Family Health Center, is just a block west of the Safeway Center. The Bank of Colorado and O'Reilly Auto Parts is across the street. Drive times to Fort Lupton are as follows:



This offering consists of three remaining curbed-in pad sites ranging from .43 acres to 1.64 acres. The lots are zoned C-1 neighborhood commercial, entitled, and ready for construction. Vincent Village is in a Colorado Enterprise Zone allowing businesses that are eligible to obtain income tax credits.

Fort Lupton is strategically located at the intersection of U.S. 85 and SH 52, providing easy access to the entire front range, major commercial hubs and Denver International Airport. SH 52 is designated as a major non-rural arterial that spans east/west from Boulder to I-76. Fort Lupton serves as a sub-regional hub with SH-52 providing access to eight nearby communities.

Fuller Real Estate, LLC  
5300 DTC Pkwy., #100  
Greenwood Village, CO 80111  
(303) 534-4822

[Click for Brokerage Disclosure](#)

**Bob Leino**  
720.287.5402 direct  
720.339.8841 mobile  
BLeino@FullerRE.com

**Andrew Dodgen**  
720.287.5412 direct  
720.670.0377 mobile  
ADodgen@FullerRE.com

©2024 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



**CURRENT AVAILABILITY**

| LOT # | ACREAGE | LOT SIZE (sf) | PRICE/SF | TOTAL PRICE |
|-------|---------|---------------|----------|-------------|
| 1 *   | 0.544   | 23,702        | \$ 13.50 | \$319,900   |
| 2 *   | 0.437   | 19,044        | \$ 12.50 | \$238,000   |
| 9 **  | 1.637   | 71,338        | \$ 9.75  | \$695,500   |

\* **Lots 1 & 2** may be combined for a total of 42,746 SF and purchased together for a total discounted Purchase Price of \$557,900 (\$13.05/SF).

\*\* **Lot 9** The easterly 75' of the lot is encumbered by utility easements; therefore, no structures can be built in that portion of the lot. However, the area can be paved and utilized for parking, and it can be landscaped. This lot faces the golf course and lake.

Looking for a Bank, Credit Union, Day Care, Inn (40-60 rooms), casual sit-down Restaurant (< 8,000 sf), drive through Fast Food Restaurant, Retail – Small (< 10k sf), Medical Service (< 15k sf), Vehicle Repair Shop (4 Bays Or Less / by Special Use Permit)

**Link to The City of Fort Lupton Development Code, Section 4.02 Allowed Uses\*\*\***  
<https://www.fortluptonco.gov/DocumentCenter/View/11822/Article-4---Zoning-Districts-and-Uses>

\*\*\* **Note:** Some uses are further restricted the by recorded Covenants, Conditions, Restrictions, Reservations & Easements (CCRs). Please contact Brokers for a copy of the complete CCRs.

**WILL CONSIDER A GROUND LEASE OR A BUILD TO SUIT AND LEASE BACK.**

**DEMOGRAPHICS**

|                            | 5 Miles  | 10 Miles  |
|----------------------------|----------|-----------|
| Population:                | 17,024   | 121,753   |
| Ave. Household Income:     | \$85,509 | \$111,669 |
| Ave. Household Size:       | 2.9      | 2.9       |
| Housing Occupied by Owner: | 73.24%   | 78.38%    |
| Median Age:                | 37.80    | 37.30     |
| Daytime Employment:        | 5,646    | 32,665    |
| Travel Time to Work:       |          |           |
| 30 Minutes of Less         | 43.06%   |           |
| 30-60 Minutes              | 43.42%   |           |
| 60+ Minutes                | 13.552%  |           |
| Number of Businesses:      | 490      | 3,577     |

Source: 2024 CoStar Group

**FORT LUPTON COMMUNITY PROFILE**

**Highways and Interstates**

Fort Lupton is located only a short distance from the Denver metro area. The City is only 25 miles from Denver and Greeley and 10 miles from interstate highways, I-25 and I-76. Fort Lupton is also served by US 85, a major north/south arterial and Highway 52, an east/west regional State Highway.

**Airports**

Fort Lupton is only a 35 miles from Denver International Airport (DIA), the 5th busiest in the United States. 11 smaller airports are located within 50 miles of Fort Lupton.

**Colleges and Universities**

Aims Community College is located in the city. The University of Colorado at Boulder is located west on Hwy 52. The University of Northern Colorado in Greeley and Colorado State University in Fort Collins are all within an easy commuting distance of Fort Lupton.

**Hospitals/Medical Centers**

Salud Family Health Center and the Platte Valley Medical Center are located in Fort Lupton. Additional medical facilities are located in nearby Brighton, Westminster and Thornton.

**Recreation**

Coyote Creek Golf Course is a beautiful, 18-hole municipal course located adjacent to Vincent Village. The Fort Lupton Community and Recreational Center is a state-of-the-art building offering a wide variety of activities is only a short 2-block walk. There are 12 parks in and around Fort Lupton that provide miles of hiking trails and sports fields.