

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Frederick, CO Retail Space Available

3652 Reliance Dr., Frederick, CO 80516



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INFORMATION

Bldg. Size:	9,051± SF
Available:	1,350± SF (Unit B)
YOC:	2007
Parking:	4/1,000
Lease Rate:	\$20/SF NNN
Est. NNN's:	\$10/SF NNN
Est. Payment:	\$3,375/month

Unit B is For Lease. A 1,350 sf space, was a previous veterinarian clinic. The layout includes a reception area in front, 3 spacious exam rooms with sinks, large examination room in the back. Located on the west side of I-25 at the Hwy 52 exit (Exit 235 - Dacono/Ft. Lupton) next to the McDonalds restaurant. Current tenants include Starbucks with a drive-thru, Subway, liquor store and Creative Minds Barber Shop. The center backs to Hwy 52 and has exceptional visibility with high traffic counts. (19,275 vpd on Hwy 52) This is the only retail strip center in the area.

For Lease: \$20/SF NNN

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