

5451

EAST HARMONY ROAD, TIMNATH, CO 80547

UNIT 109 (MTN + MANE) INVESTMENT SALE



\$1,318,200
6% CAP Rate

CBRE

executive summary

THE OFFERING

The offering presents the opportunity to acquire a newly constructed, first-generation retail condominium secured by a long-term **triple net (NNN) lease**, providing investors with a passive ownership structure, minimal landlord responsibilities, and stable, predictable cash flow.

Unit 109 is leased to **Mtn + Mane**, a boutique hair salon concept, under a new **10-year lease commencing August 1, 2025 and expiring August 1, 2035**. The lease features **annual rent escalations of approximately 3%**, delivering built-in income growth throughout the primary term and enhancing long-term return potential.

This asset is offered at a **6.00% cap rate** and benefits from a **high-quality tenant occupying a modern, well-located retail space in a growing Northern Colorado corridor**. The combination of new construction, contractual rent growth, and a long-term lease structure provides a compelling, low-management investment opportunity.

TENANT OVERVIEW



Mtn + Mane is a boutique hair salon offering high-end personal care services in a modern, curated retail environment. The business benefits from a service-based model driven by repeat clientele, scheduled appointments, and strong customer loyalty. Positioned within a high-income Northern Colorado trade area, Mtn + Mane is well-aligned with local demographics and provides stable, recurring revenue supported by consistent demand for personal care services.



property description

PROPERTY OVERVIEW

Mtn + Mane is strategically located just off East Harmony Road, a major east-west arterial serving Northern Colorado and one of the region's most prominent retail corridors. The surrounding area features a strong mix of national retailers, lifestyle services, and daily needs uses, including Walmart, Target, Costco, and other well-established brands.

The corridor benefits from high traffic counts, strong household incomes, and consistent population growth, drawing consumers from Fort Collins, Loveland, Timnath, and surrounding communities. This level of accessibility and visibility supports sustained demand for personal care and service-oriented retail, making it an ideal location for a boutique salon concept like Mtn + Mane.

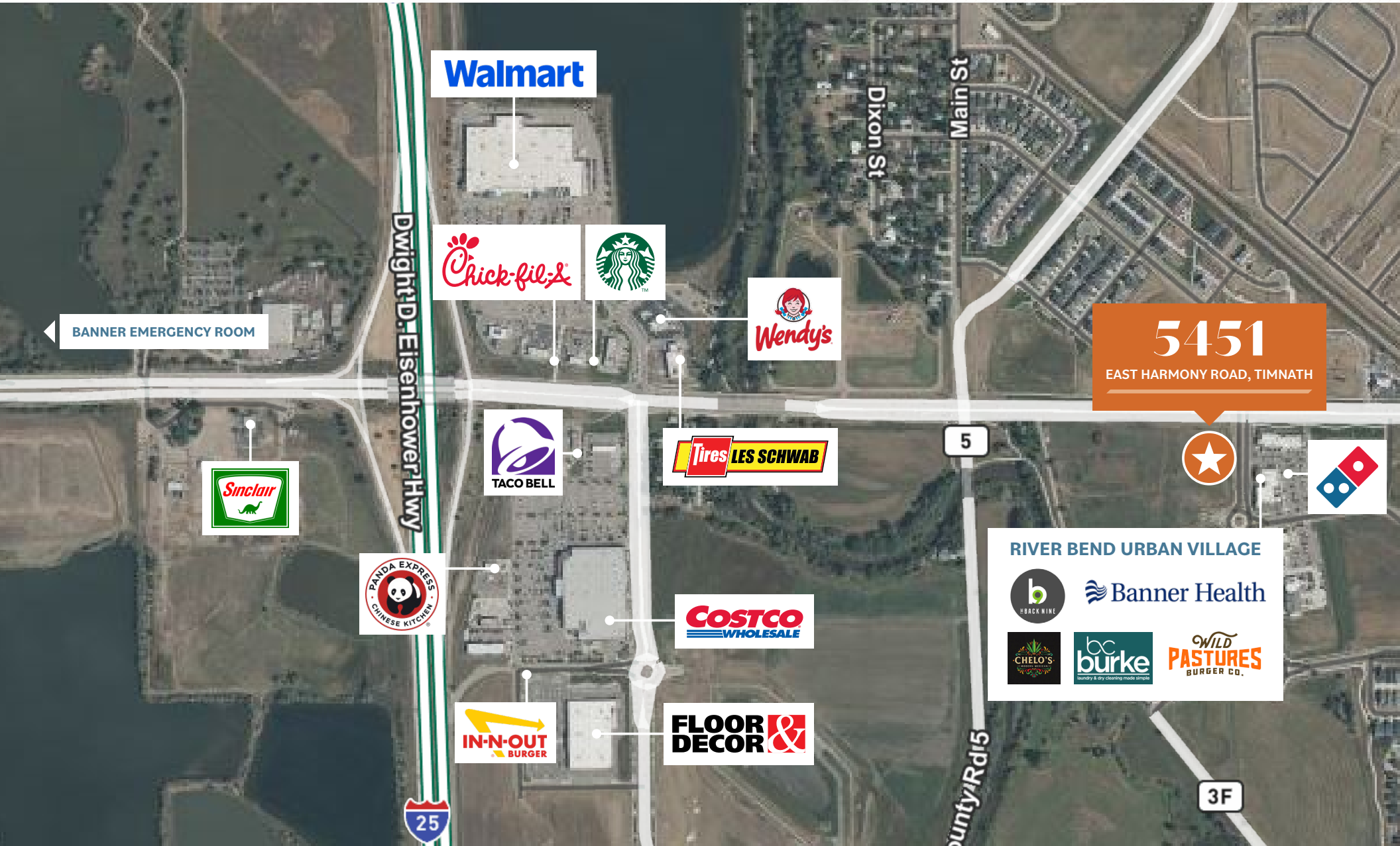
ADDRESS	5451 East Harmony Road, Timnath, CO 80547
TENANT	Mtn + Mane
SQUARE FOOTAGE	2,197 SF
LOT SIZE	N/A
YEAR BUILT	2024
OCCUPANCY	100%
TERM	10 Years (8/1/25 Lease ends 08/1/2035)
CURRENT RENT	\$79,092.00 Y/R (\$6,591.00 M/O)
ANNUAL RENT INCREASES	3.0%
RENEWAL OPTIONS	Two 5-year options
TOTAL NET LEASE	Tenant Understands and agrees that this lease is a total net lease (a "net, net, net lease"), whereby tenant has the obligation to reimburse Landlord for a share of all costs and expenses.



LEASE RENT SCHEDULE

TERM	ANNUAL FIXED RENT	ANNUAL INSTALLMENT	MONTHLY INSTALLMENT
Months 1-12	\$36.00/PSF	\$79,092.00	\$6,591.00
Months 13-24	\$37.08/PSF	\$81,464.76	\$6,788.73
Months 25-36	\$38.19/PSF	\$83,908.70	\$6,992.39
Months 36-48	\$39.34/PSF	\$86,425.96	\$7,202.16
Months 49-60	\$40.52/PSF	\$89,018.74	\$7,418.23
Months 61-72	\$41.73/PSF	\$91,689.31	\$7,640.78
Months 73-84	\$42.99/PSF	\$94,439.98	\$7,870.00
Months 85-96	\$44.28/PSF	\$97,273.18	\$8,106.10
Months 97-108	\$45.60/PSF	\$100,191.38	\$8,349.28
Months 109-120	\$46.97/PSF	\$103,197.12	\$8,599.76

location overview



market overview

TIMNATH, CO MSA Timnath, Colorado is a fast-growing town in southeastern Larimer County, ideally situated just minutes from Fort Collins with direct access to I-25, offering excellent regional connectivity. Originally founded in 1882 as an agricultural community, Timnath has evolved into a vibrant and scenic town known for its high quality of life and proximity to the Rocky Mountains. The town is experiencing a wave of thoughtful development, blending natural beauty with modern infrastructure and amenities. Its population has surged in recent years, attracting young families and professionals drawn to its balance of lifestyle, opportunity, and open space. With thousands of new homes planned and limited existing retail and dining options, Timnath presents a prime opportunity for commercial growth. This dynamic environment sets the stage for Riverbend Urban Village to become a central hub for commerce and community in Northern Colorado.

98,563
POPULATION

39.2
MEDIAN AGE

\$153,490
AVG. HOUSEHOLD
INCOME

55,877
TOTAL
WORKFORCE

64.1%
OWNER
OCCUPIED
UNITS

61.0%
POPULATION WITH
A BACHELOR'S
DEGREE OR HIGHER



5451

EAST HARMONY ROAD, TIMNATH

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