

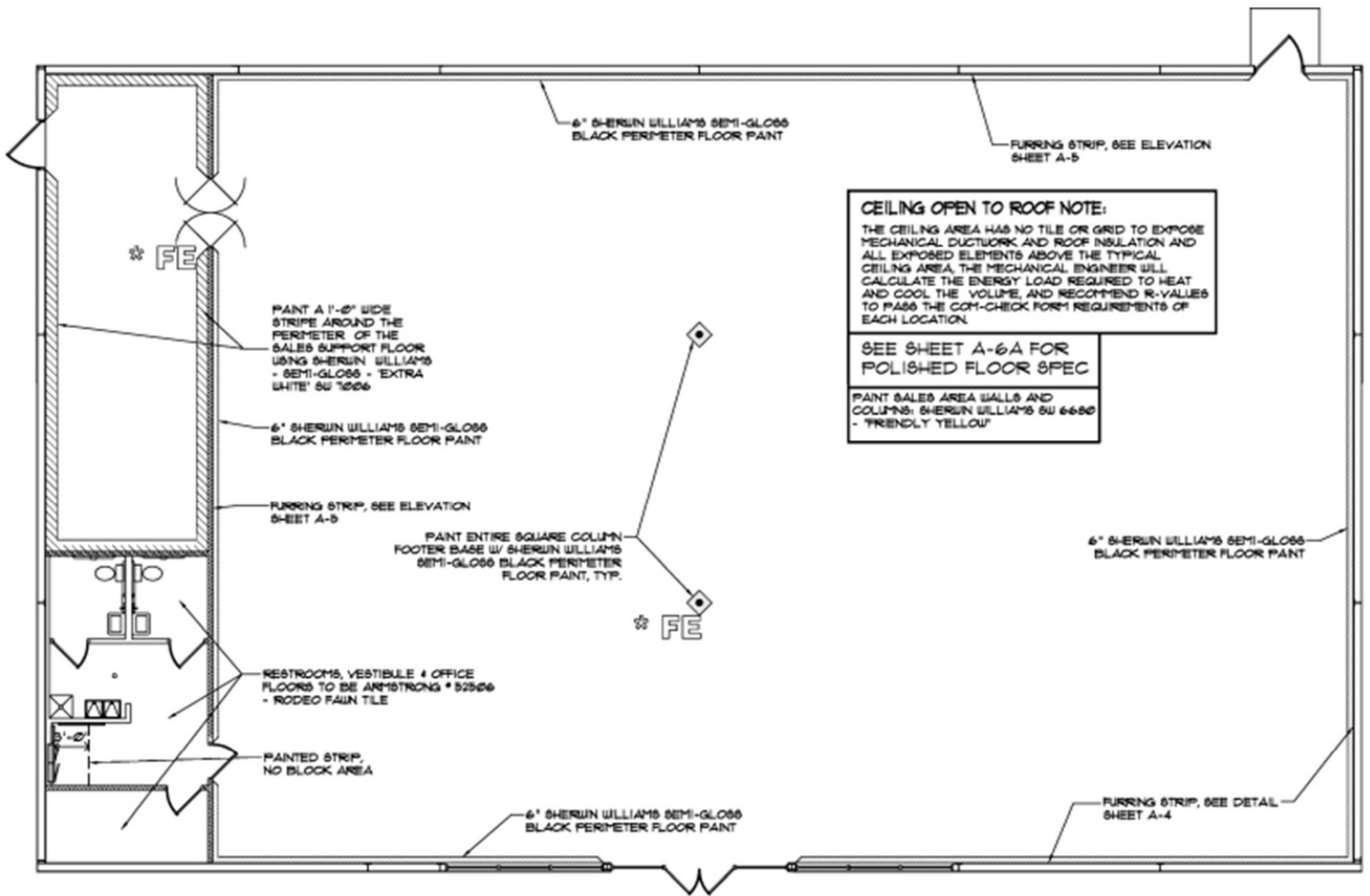


## STANDALONE COMMERCIAL BUILDING FOR SALE

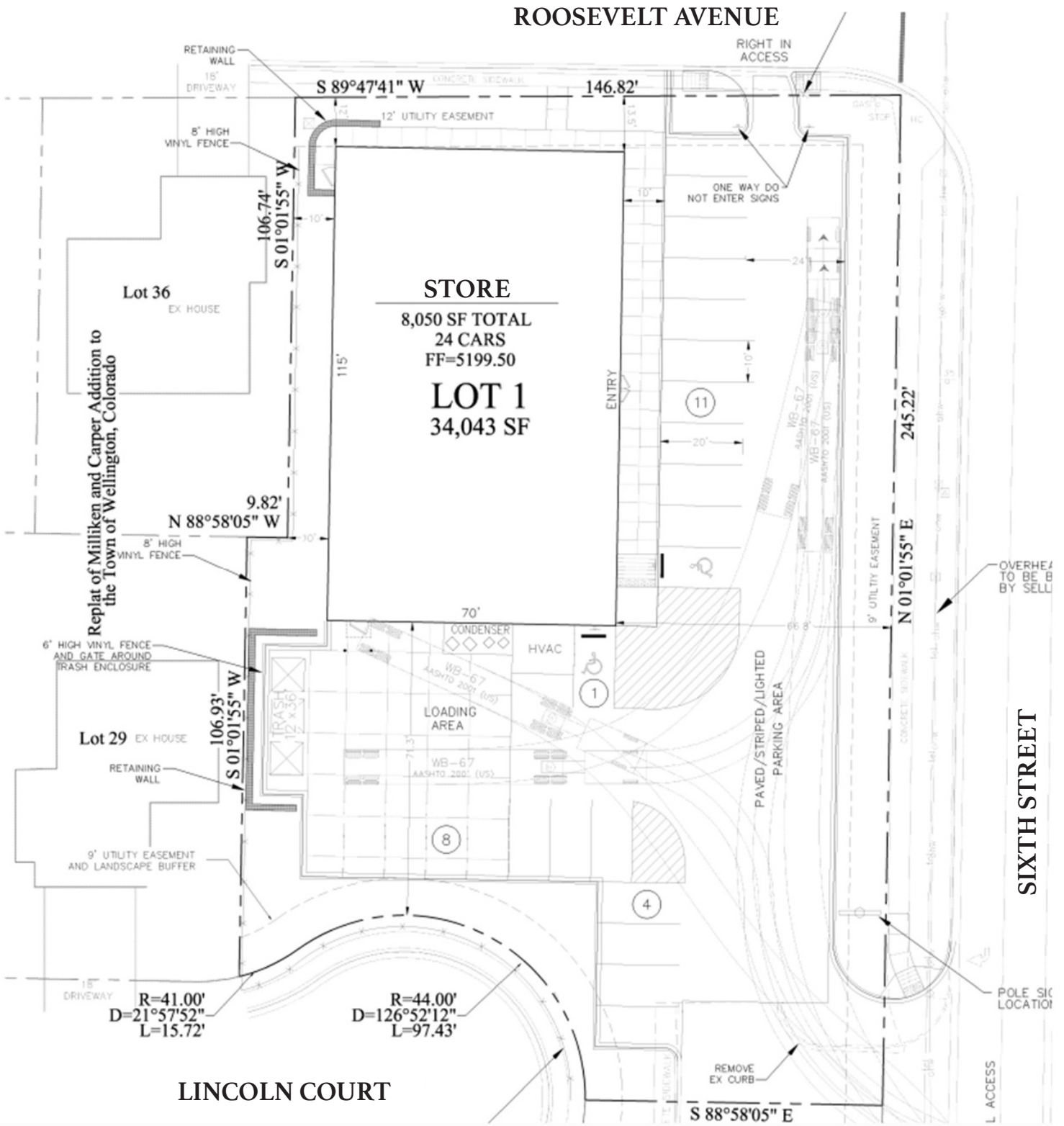
PROPERTY TYPE: **COMMERCIAL**  
AVAILABLE: **8,352 SF**  
SALE PRICE: **\$1,650,000 (\$197/SF)**

### FEATURES:

- Standalone building along Wellington's main commercial corridor
- Excellent owner/user or investor property – contact broker for details
- Property is in excellent condition
- Good access, parking and visibility
- Functional open layout



**ERIK BROMAN** Broker/Partner  
 970.420.1445  
 broman@realtec.com



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# FEATURED PROPERTY

8099 6TH STREET • WELLINGTON, CO 80549



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# SITE LOCATION

8099 6TH STREET • WELLINGTON, CO 80549

13.8

MILES  
TO FORT COLLINS

28.6

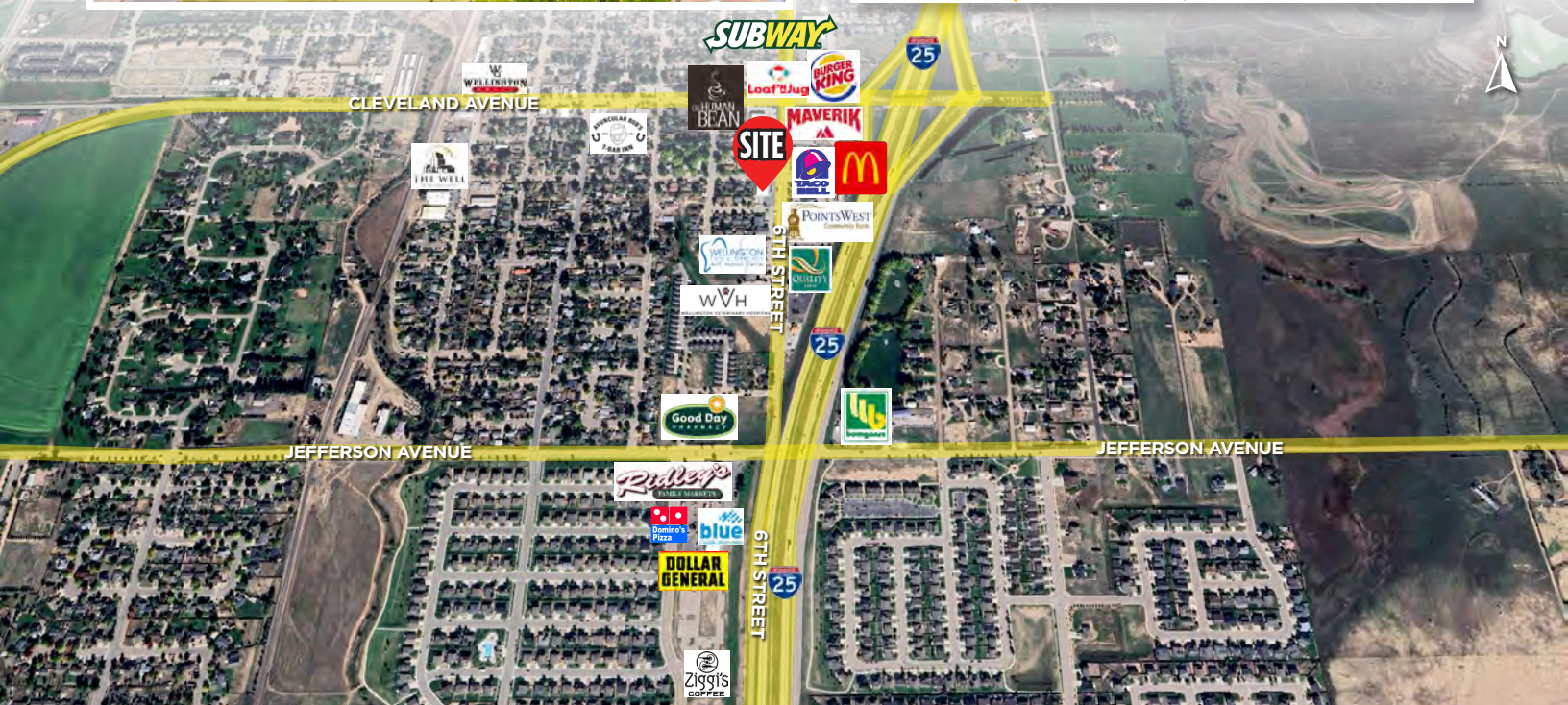
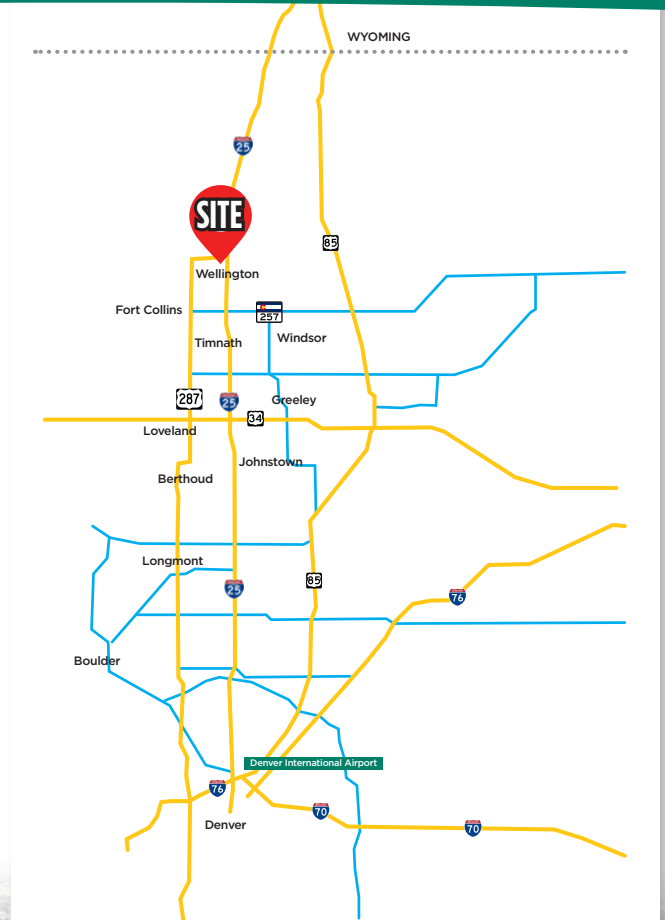
MILES  
TO LOVELAND

33.5

MILES  
TO CHEYENNE

71.8

MILES  
TO DENVER  
INTERNATIONAL  
AIRPORT



## Fort Collins

712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

## Loveland

200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

## Greeley

1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

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## Wellington, Colorado - Colorado's Northern Gateway

### Prime Location & Accessibility

Known as “Colorado’s Northern Gateway,” Wellington sits at the intersection of I-25 and Colorado State Highway 1, offering exceptional connectivity. Interstate 25 runs directly through Wellington, connecting it to I-80 in Cheyenne — less than 35 miles away — and to Fort Collins and Denver to the south. For air travel, Wellington is less than 20 miles from the Fort Collins-Loveland Municipal Airport and about 35 minutes to Cheyenne Regional Airport.

### A Fast-Growing Community

Wellington’s population reached nearly 12,000 in 2023 and is projected to grow to over 13,500 by 2030 and more than 15,000 by 2035 — making it one of Northern Colorado’s fastest-growing towns and an increasingly attractive retail and commercial destination.

### Affluent, Educated Customer Base

Wellington’s median household income is \$103,888, and it has more residents working in computers and math than 95% of places in the U.S. — with approximately 16% of the workforce working remotely from home, ranking among the highest in the country.

### Affordable Market with Strong Value

Wellington offers the most house for the money in Northern Colorado, with a median home price around \$445,000 and improving amenities — attracting a steady influx of new homebuyers and young families.

### Robust Regional Economy

Wellington serves as a bedroom community of Fort Collins, sharing in its diverse economy on the strength of major employers such as Anheuser-Busch, Woodward, Hewlett-Packard, Intel, University of Colorado Health, New Belgium Brewing, and OtterBox, along with Colorado State University.

### Business-Friendly Environment

The Town of Wellington and the Wellington Area Chamber of Commerce are highly business-oriented and supportive of new and existing businesses, with staff dedicated to making new business development as smooth as possible. With one-third of Wellington’s current footprint still undeveloped and plans for up to 13 additional square miles of future growth, the opportunity for commercial investment is significant.

### Quality of Life & Community

Wellington features a historic downtown, a safe and relaxed environment, and diverse community programs. Nearby, Smith Lake State Wildlife Area and Wellington State Wildlife Area provide spots for wildlife viewing, hiking, and hunting, with dozens of lakes and Roosevelt National Forest offering additional outdoor access.



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