

# 6750 Innovate Place

TIMNATH, CO (FORT COLLINS MSA)



AVAILABLE FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- Affluent trade area with an average household income over \$154k within three miles
- Adjacent Maverik ranks among the area's top performing convenience retailers, attracting over 439k annual visitors (Placer.ai)
- 2.8% annual projected population growth within three miles, outpacing regional and national averages
- Prominent corner location at the signalized intersection of East Harmony Road and Club Drive (~18,000 VPD)

## PROPERTY DETAILS

PRICING	Contact broker
PAD SIZE	0.64 AC
UTILITIES TO SITE	Yes
ZONING	CMU Commercial mixed use
ZONING USES	Convenience store, general retail, medical and dental, restaurant, health/fitness, and many more

## NEARBY NATIONAL RETAILERS



### J.R. HAGAN

Director  
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JR@BlueWestCapital.com

### SHAWN DICKMANN

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720.828.8310  
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### JOSH LORENZEN

Associate  
720.821.2520  
Josh@BlueWestCapital.com

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## DEMOGRAPHICS 2025 3 MILE 5 MILE 10 MILE

	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	21,510	84,852	306,952
AVG HH INCOME	\$154,632	\$139,553	\$110,694
ANNUAL POPULATION GROWTH	2.80%	2.30%	1.70%

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**439K**  
ANNUAL VISITORS

## RANKING OVERVIEW



NATIONWIDE  
**11,159** / 112,714

**88%**

COLORADO  
**141** / 2,048

**93%**

15-MILE  
**16** / 161

**90%**

CATEGORY: GAS STATIONS

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**BLUE WEST**  
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AGENCY DISCLOSURE

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