



3561 Stagecoach Rd  
Longmont, CO 80405

# Mountain View Fire Rescue

PRICE IMPROVEMENT



COLDWELL BANKER  
COMMERCIAL

# Mountain View Fire Rescue

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*Exclusively Marketed by:*

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<https://www.your5280broker.com/>

01 Executive Summary

Investment Summary

01

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## OFFERING SUMMARY

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ADDRESS	3561 Stagecoach Rd Longmont CO 80405
CO	Weld
MARKET	Denver
SUBMARKET	Weld County
BUILDING SF	11,214 SF
LAND ACRES	1.4
YEAR BUILT	1999
APN	131310101001

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## FINANCIAL SUMMARY

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PRICE	\$2,800,000
PRICE PSF	\$249.69

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	2,337	23,823	54,775
2023 Median HH Income	\$87,944	\$111,735	\$106,466
2023 Average HH Income	\$107,486	\$138,506	\$135,936

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### Prominent Location with High Visibility

- Discover the potential of this prime office property located at 3561 Stagecoach Rd! With a strategic location and high visibility, this investment opportunity provides a variety of potential uses for investors and owner occupants.



02

Property Description

Property Features

Aerial Map

Floor 1 Space Plan

Floor 2 Space Plan

Property Images

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## PROPERTY FEATURES

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BUILDING SF	11,214
LAND ACRES	1.4
YEAR BUILT	1999
ZONING TYPE	PUD
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	43
TYPICAL FLOOR SF	5,607
TRAFFIC COUNTS	43,044 Vehicles Per Day
ADA COMPLIANT	ADA Compliant
ELEVATOR	1 Passenger Elevator
SIGNAGE	Monument Signage

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## MECHANICAL

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HVAC	Central HVAC
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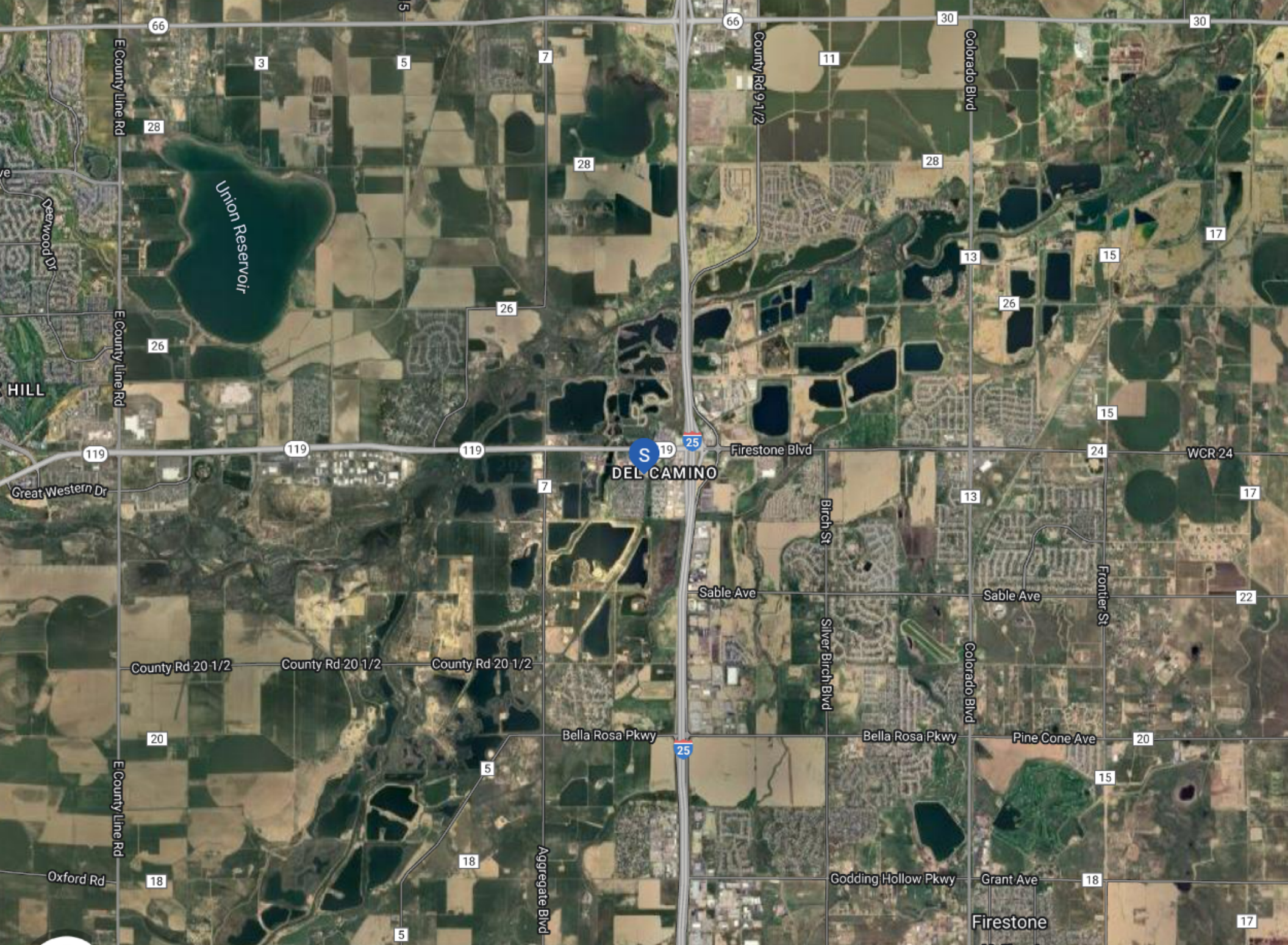
## CONSTRUCTION

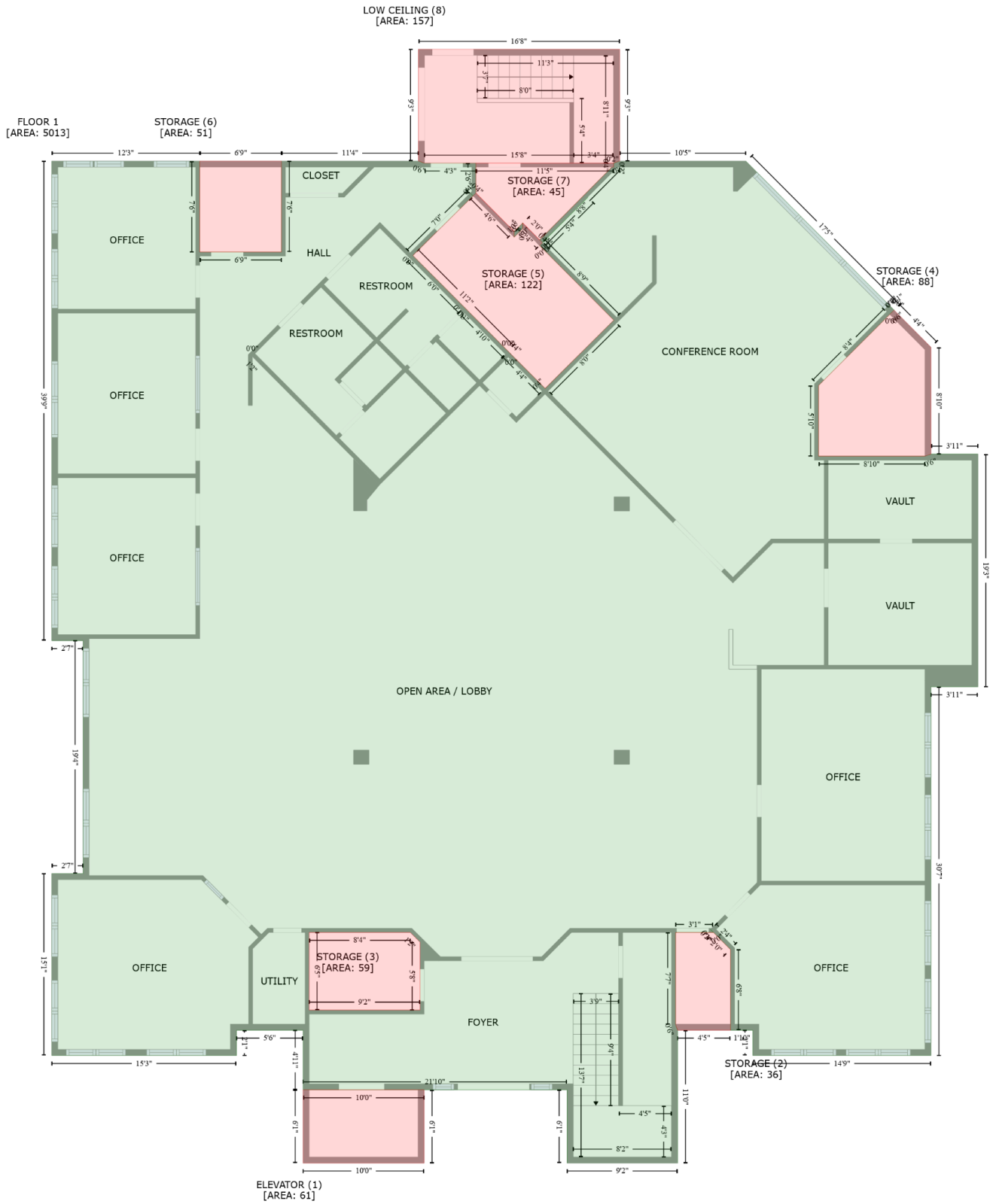
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FOUNDATION	Slab on Grade
PARKING SURFACE	Asphalt
ROOF	Composite Shingle

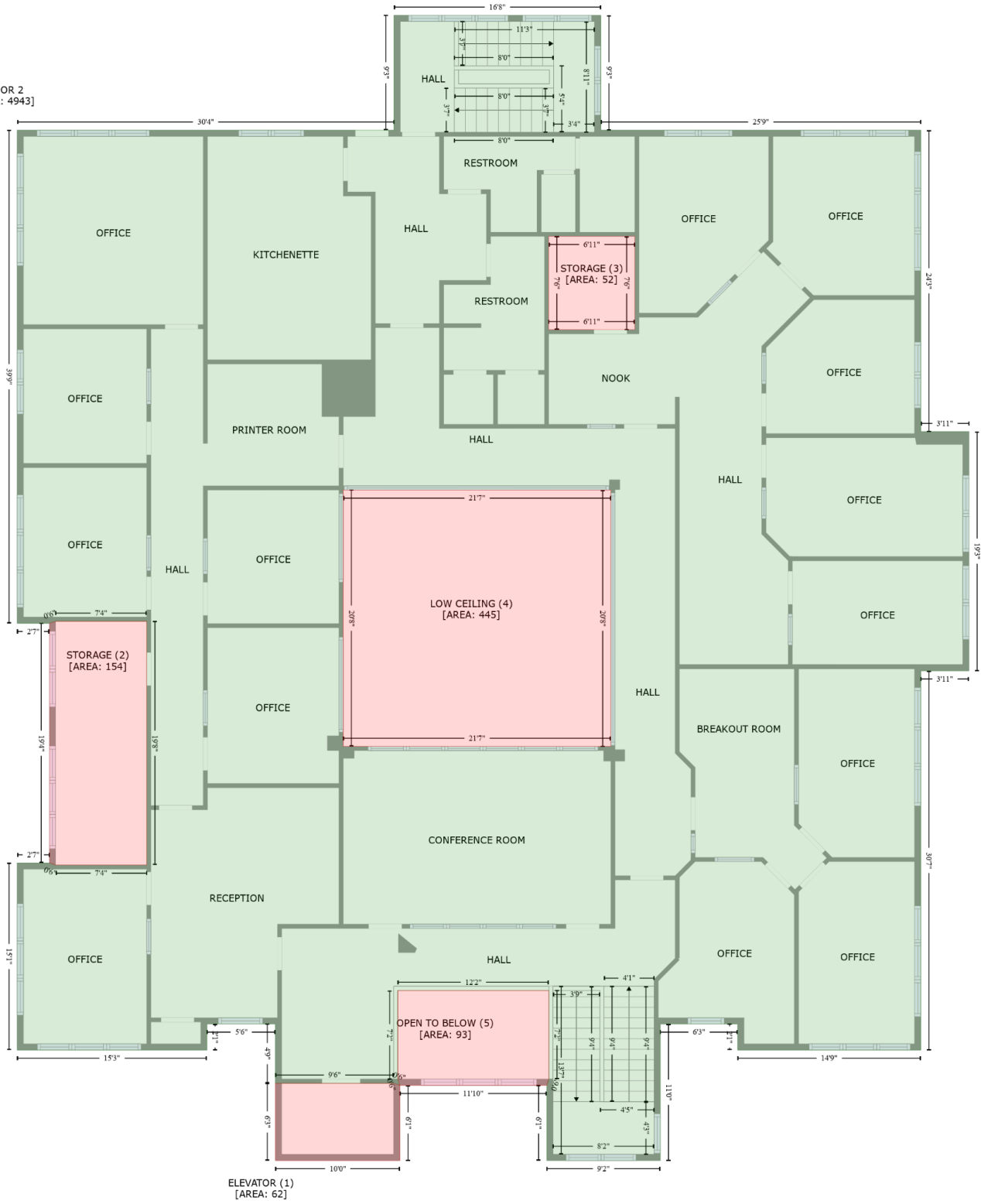
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FLOOR 2  
[AREA: 4943]





Seventeen Private Offices



Two Conference Rooms



Open Atrium



Large Boardroom

Demographics

Demographics

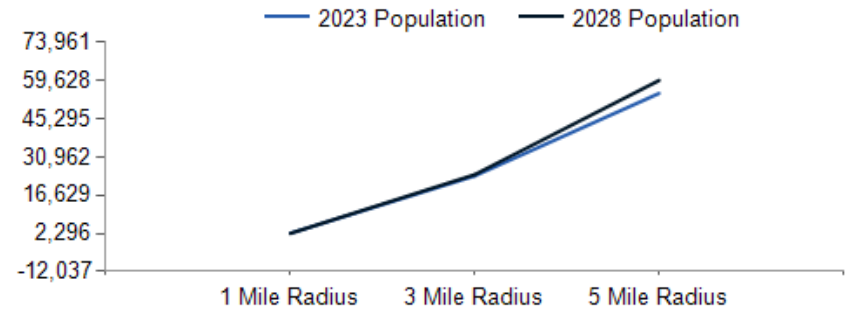
03



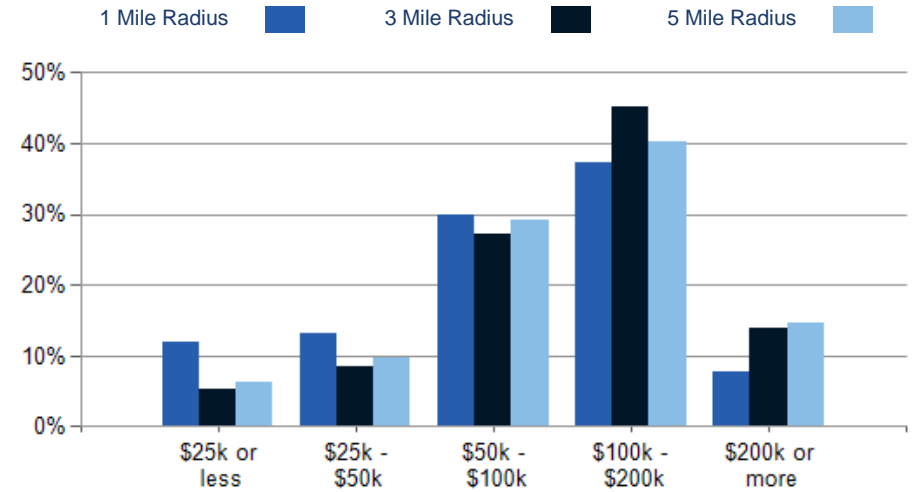
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	804	2,924	13,860
2010 Population	1,742	13,904	33,662
2023 Population	2,337	23,823	54,775
2028 Population	2,296	24,342	59,628
2023-2028: Population: Growth Rate	-1.75%	2.15%	8.55%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	76	239	727
\$15,000-\$24,999	38	182	474
\$25,000-\$34,999	35	222	681
\$35,000-\$49,999	91	463	1,222
\$50,000-\$74,999	170	1,033	2,653
\$75,000-\$99,999	115	1,138	3,009
\$100,000-\$149,999	234	2,157	4,756
\$150,000-\$199,999	122	1,463	3,049
\$200,000 or greater	73	1,109	2,823
Median HH Income	\$87,944	\$111,735	\$106,466
Average HH Income	\$107,486	\$138,506	\$135,936

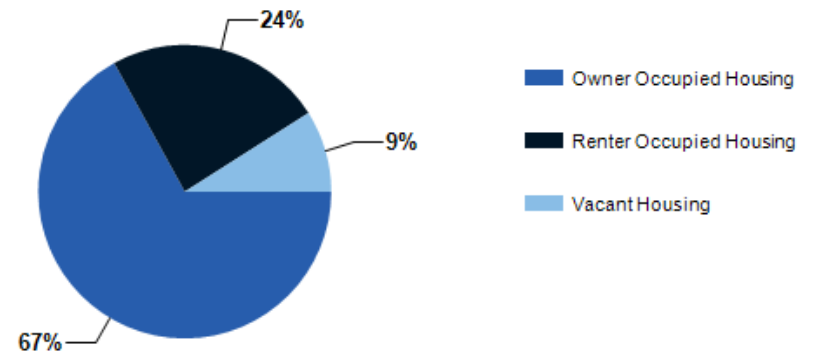
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	316	1,106	4,998
2010 Total Households	681	4,554	11,632
2023 Total Households	953	8,006	19,394
2028 Total Households	948	8,304	21,481
2023 Average Household Size	2.45	2.97	2.82
2023-2028: Households: Growth Rate	-0.55%	3.65%	10.35%



2023 Household Income

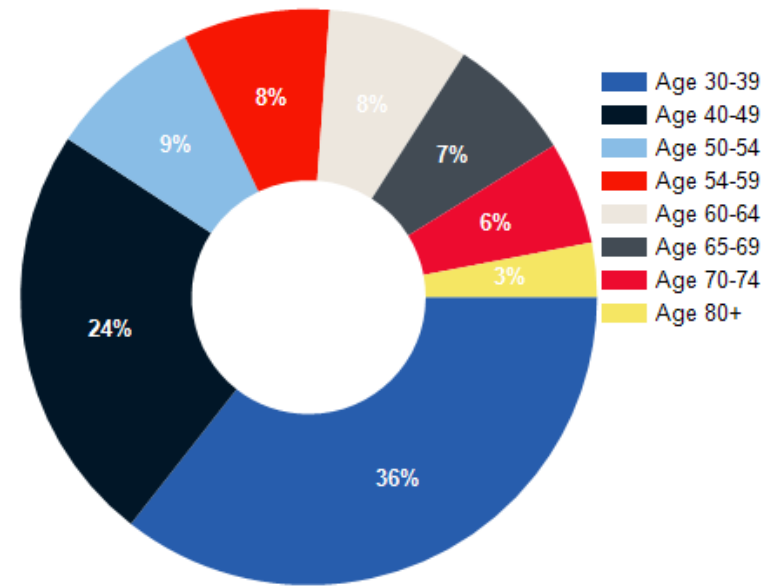


2023 Own vs. Rent - 1 Mile Radius

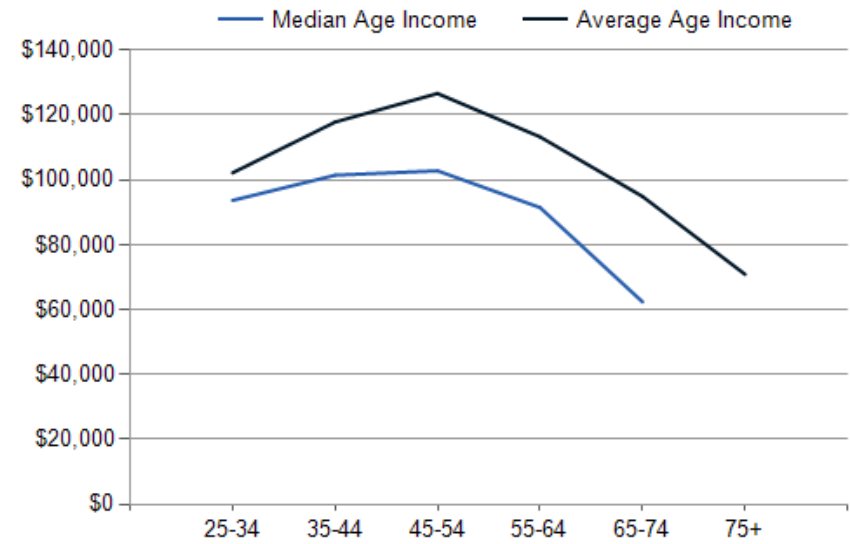


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	194	1,486	3,309
2023 Population Age 35-39	261	1,988	4,133
2023 Population Age 40-44	181	1,992	4,356
2023 Population Age 45-49	122	1,694	3,818
2023 Population Age 50-54	111	1,459	3,608
2023 Population Age 55-59	105	1,319	3,356
2023 Population Age 60-64	101	1,194	3,096
2023 Population Age 65-69	91	1,060	2,733
2023 Population Age 70-74	74	811	2,124
2023 Population Age 75-79	39	413	1,248
2023 Population Age 80-84	25	204	662
2023 Population Age 85+	15	128	433
2023 Population Age 18+	1,637	16,663	39,896
2023 Median Age	34	36	38
2028 Median Age	33	35	38



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,670	\$106,042	\$103,386
Average Household Income 25-34	\$102,177	\$125,651	\$125,852
Median Household Income 35-44	\$101,442	\$125,346	\$123,871
Average Household Income 35-44	\$117,818	\$151,540	\$153,708
Median Household Income 45-54	\$102,791	\$128,290	\$123,478
Average Household Income 45-54	\$126,633	\$157,088	\$156,170
Median Household Income 55-64	\$91,472	\$114,921	\$108,250
Average Household Income 55-64	\$113,263	\$149,999	\$144,425
Median Household Income 65-74	\$62,393	\$91,260	\$84,962
Average Household Income 65-74	\$94,883	\$115,967	\$112,646
Average Household Income 75+	\$70,870	\$77,895	\$81,801



04 Company Profile

Advisor Profile

04



Brian Campbell

Brian Campbell has been actively involved in many facets of the real estate industry for more than two decades. He has worked with clients as their representative for purchases and sales of residential and commercial property and as a representative for landlords and tenants on lease transactions. He is persistent, provides frequent communication to avoid surprises, and has strong analytic abilities. Placing the client's interests first, the emphasis is placed on the relationship and providing exceptional service.

His long history of involvement in the industry began as a senior executive for an asset management organization where he was responsible for the oversight and administration of a multi-billion-dollar contract with the United States Government for real estate services. His background with hands-on experience and knowledge along with an impressive list of clients he has represented over the years makes him one of the more capable resources for real estate services in the Denver – Metro market.

#### AFFILIATIONS AND MEMBERSHIPS

Licensed Associate Real Estate Broker

Realtor, National Association of Realtors

Denver Metro Commercial Association of Realtors

#### AWARDS

International Diamond Society, 2022

International President's Circle, 2021

Featured in the Top 100 Magazine

#### SPECIALTIES

Seller representation

Buyer representation

Commercial Tenant representation

Commercial Landlord representation

# Mountain View Fire Rescue

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The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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