



# Retail Land for Sale

**SABLE AVE &  
COLORADO BLVD LOT  
FIRESTONE, CO 80504**

**Lot Size:**

**1.467 acres**

**Sale Price:**

**\$595,000 (9.21/SF)**

*COMMERCIAL LAND FOR SALE IN NEIGHBORHOOD COMMERCIAL ZONE*

- Prime neighborhood retail opportunity
- Adjacent to the Firestone Trail and surrounded by new residential developments
- Incredible views of Longs Peak, Twin Peaks and the Boulder Flatirons
- Zoned Neighborhood Commercial — encourages a variety of commercial, retail, service, restaurant, entertainment and other uses (see below for a list of approved uses)
- Upgraded power available and all utilities located at the property



## APPROVED USES:

- Child care center - large
- Child care center - small
- Community center
- Governmental offices
- Public safety station
- Recreation center
- Library
- Museum
- Instructional studio
- Public school
- Dental or medical offices, clinic, lab
- Urgent care center
- Athletic fields and courts
- Parks/open space
- Religious assembly
- Small cell and micro wireless
- Animal hospital, small animal (indoor only)
- Kennel or animal day care (indoor only)
- Automated teller machine (freestanding)
- Bank
- Bank with drive through
- Bar/tavern
- Bar/tavern (outdoor facilities)
- Restaurant
- Restaurant with drive-through or drive-up service
- Restaurant with outdoor seating area
- Office, business or professional
- Commercial amusement (indoor minor)
- General retail
- Personal service establishment
- Pharmacy
- Pharmacy with drive-through service
- Repair shop
- Vehicle service and repair, light
- Hotel or motel



- Access points originally approved a right-in, right-out entry and exit onto Sable Blvd. and secondary access through Deerfield St.
- Upgraded power available, and all utilities are located at the property.
- Potential zoning conversion to residential low and medium density with a possible high-density rezone.
- Potential for a long-term lease of the 0.4 acres to the west of the property to allow for additional parking, provided that parking can also be used as a trail head for the town's walking paths.





# AREA MAP



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