



Space Available:
1,250 SF

Lease Rate:
\$27.00/SF NNN

NNN Rate:
\$14.50/SF NNN
**2025 estimate*

RETAIL SPACE IN THE HEART OF WINDSOR FOR LEASE

- Expansive retail layout with large front windows, open floorplan, private office, restroom, storage, and sink
- Located in the heart of Downtown Windsor with excellent visibility and Main Street access
- Approx. 15,747 VPD (Source: CoStar, 2025), strong pedestrian foot traffic
- Short distance from Windsor Lake, parks, schools, and surrounded by popular dining and shops
- Building signage available

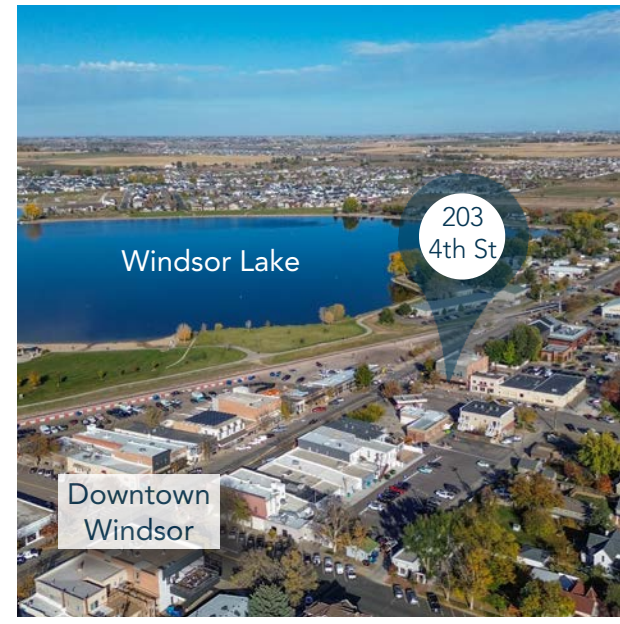
203 4TH ST
WINDSOR, CO 80550

**SHORT DISTANCE
MAIN STREET**

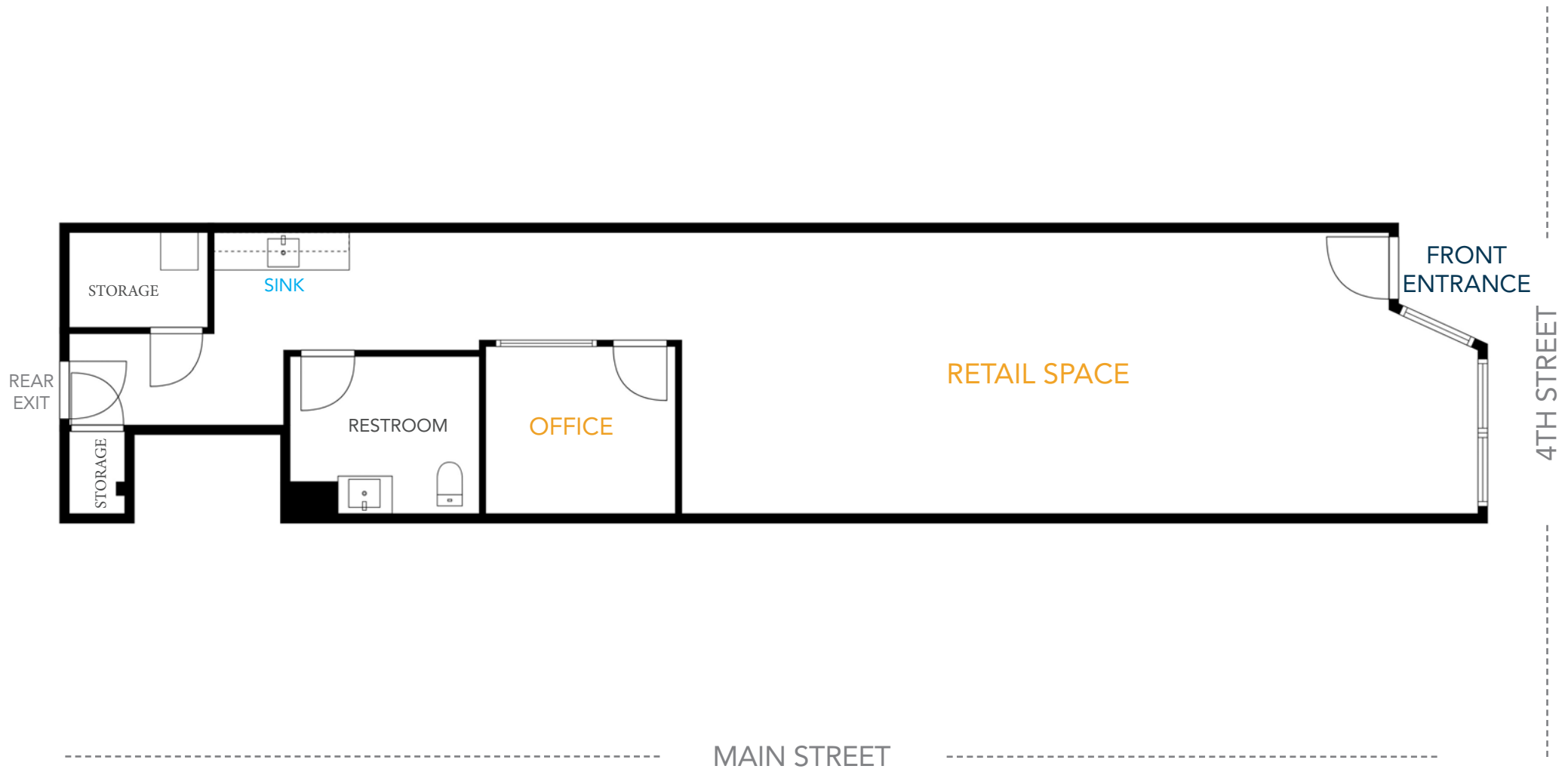
**PRIME DOWNTOWN
LOCATION**



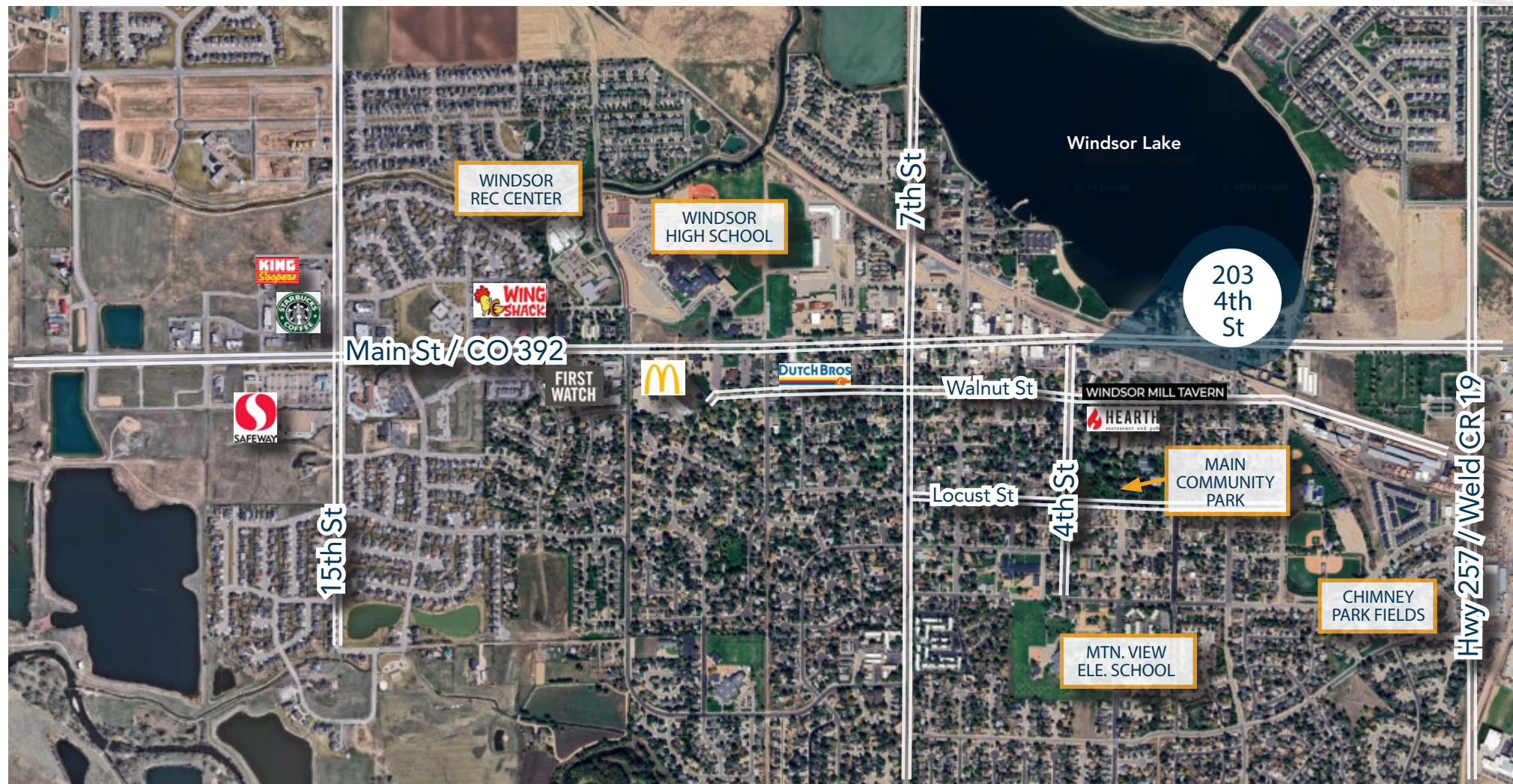
AERIALS & UNIT PHOTOS



PROPERTY FLOORPLAN



AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.