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Unique Properties, Inc

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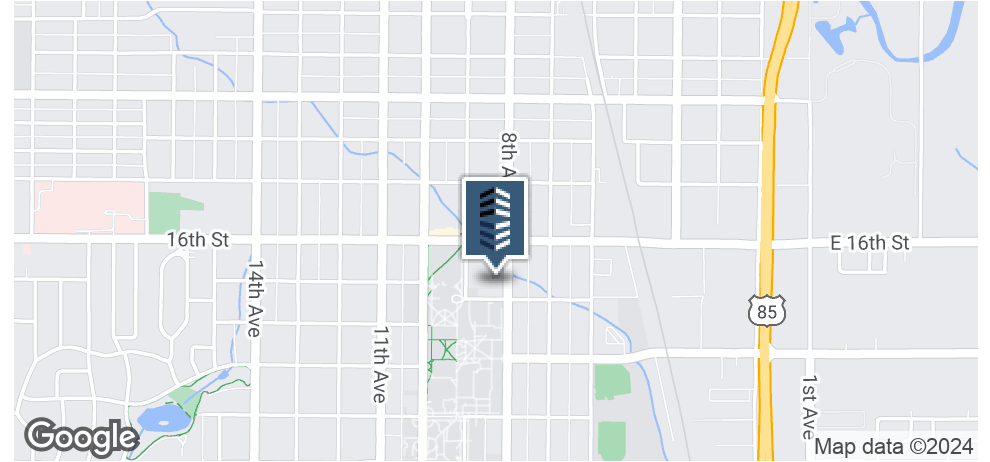
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,348 - 3,383 SF
Suite Sizes:	Suite B 2,118 SF Suite E 3,383 SF Suite F 2,093 SF Suite G 1,348 SF
Lease Rate:	Suite B \$2,650/mo Suite E \$5,600/mo Suite F \$3,500/mo Suite G \$2,000/mo
NNN Expenses:	\$7.50 PSF
Parking:	35 Spaces
Zoning:	C-H (Commercial High Density)

PROPERTY OVERVIEW

Come join Chipotle across from the University of Northern Colorado ("UNC"). We have a variety of available spaces ranging from 1,348 SF to 3,383 SF.

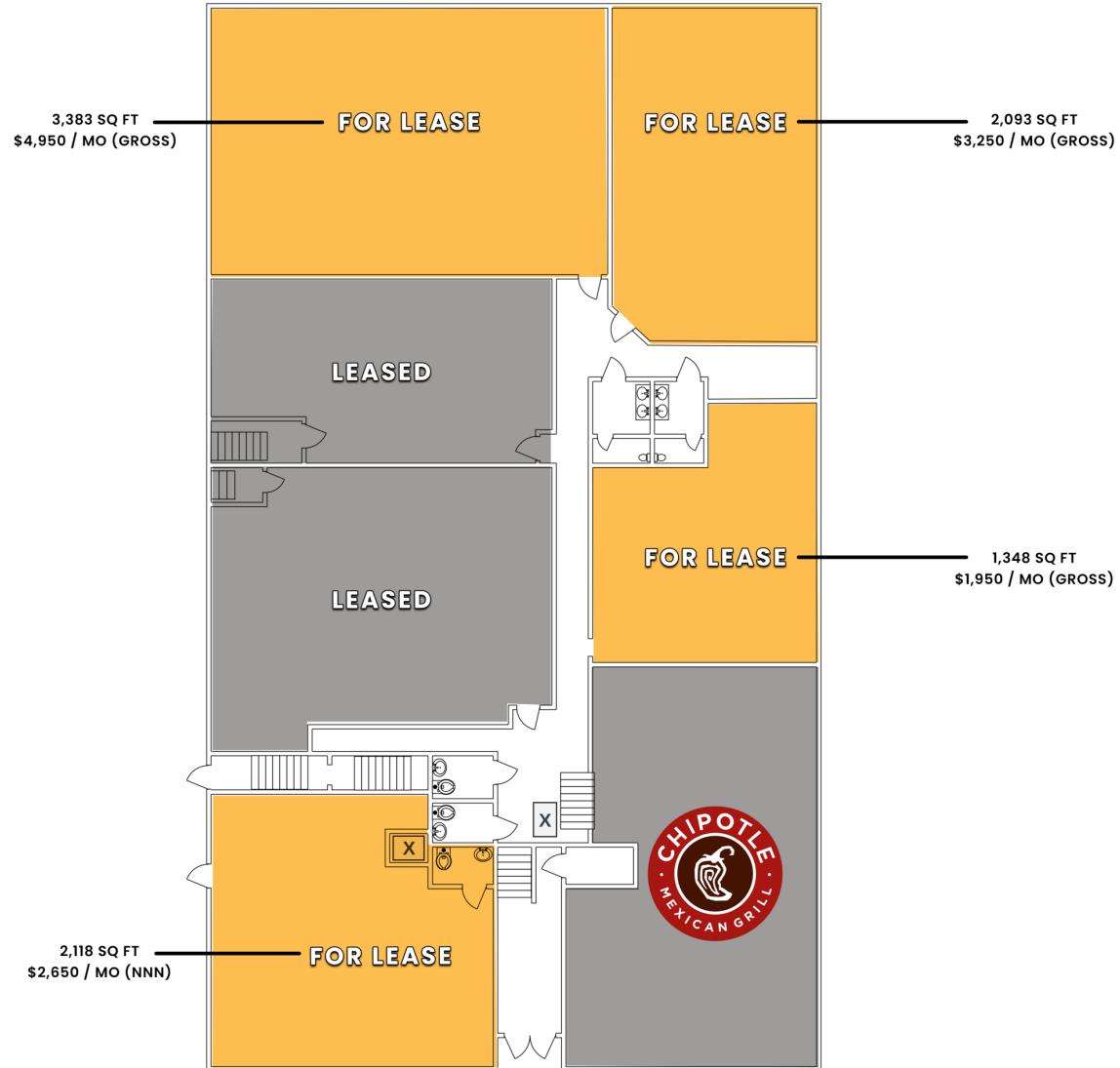
PROPERTY HIGHLIGHTS

- Located directly across from UNC
- Center is anchored by Chipotle
- Plethora of parking available – 35 Spaces
- Tons of Natural Light – Large Windows
- Tall Ceilings Throughout – 9.5'
- Handicap Accessible
- Monument Signage

ADDITIONAL PHOTOS



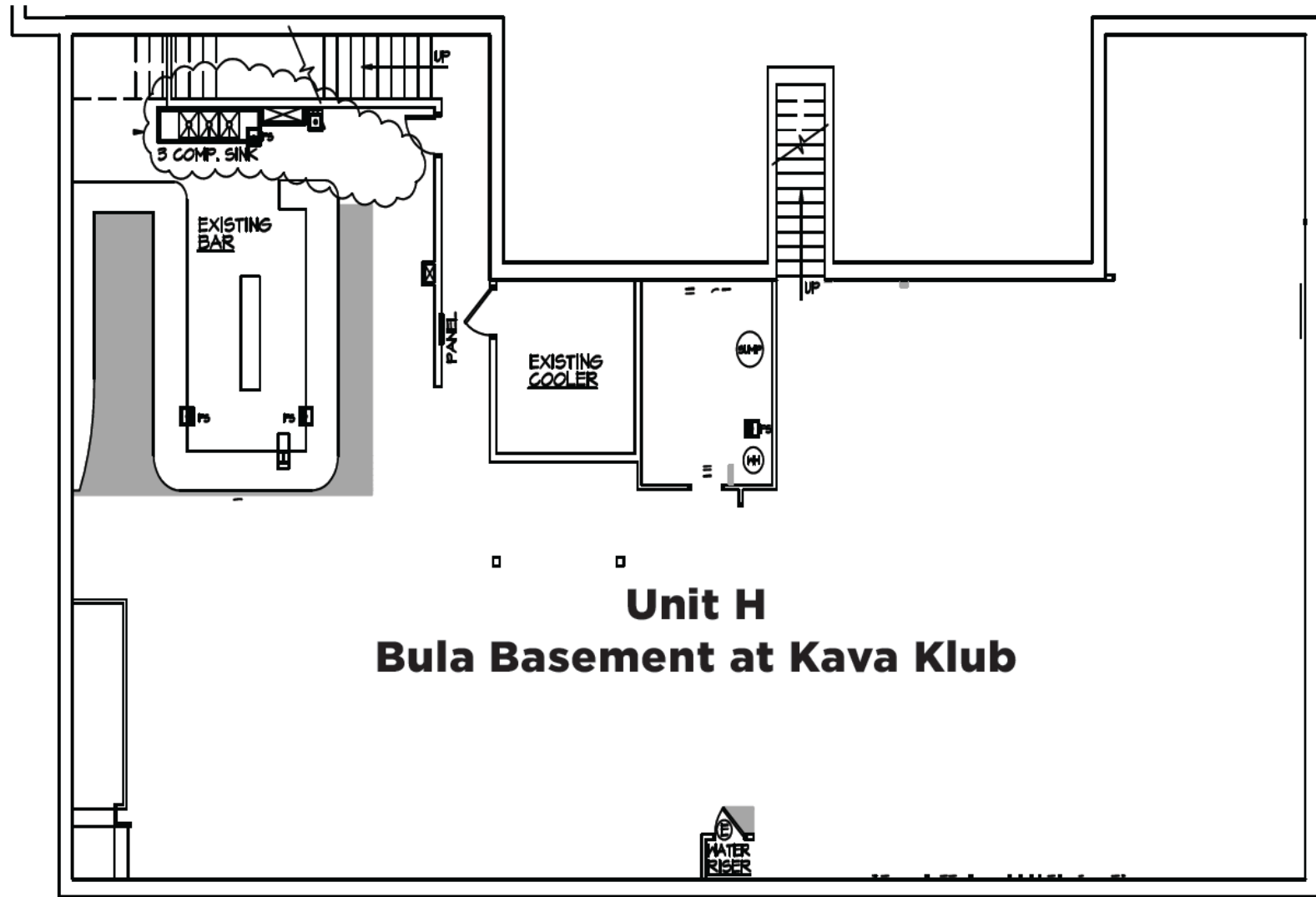
FLOORPLAN



ADDITIONAL PHOTOS



UNIT H



Unit H Bula Basement at Kava Klub



UNIQUE
PROPERTIES

TCN
MORTGAGE
REAL ESTATE SERVICES

RETAIL MAP



Demographic Summary Report						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	19,761		90,234		138,033	
2023 Estimate	18,858		86,042		130,919	
2010 Census	16,877		77,169		112,301	
Growth 2022 – 2028	4.79%		4.87%		5.43%	
Growth 2010 – 2023	11.74%		11.50%		16.58%	
Households						
2028 Projection	6,971		32,277		49,616	
2023 Estimate	6,625		30,728		47,008	
2010 Census	5,819		27,343		40,104	
Growth 2021 – 2028	5.22%		5.04%		5.55%	
Growth 2010 – 2023	13.85%		12.38%		17.22%	
Owner Occupied	1,791	27.03%	14,282	46.48%	26,694	56.79%
Renter Occupied	4,834	72.97%	16,446	53.52%	20,314	43.21%
2022 Households by HH Income	19,358		58,678		114,994	
Income: <\$25,000	1,976	29.83%	7,554	24.58%	9,741	20.72%
Income: \$25,000 – \$50,000	1,761	26.59%	8,017	26.09%	10,508	22.35%
Income: \$50,000 – \$75,000	1,303	19.67%	6,091	19.82%	8,889	18.91%
Income: \$75,000 – \$100,000	473	7.14%	3,061	9.96%	5,290	11.25%
Income: \$100,000 – \$125,000	500	7.55%	2,900	9.44%	5,047	10.74%
Income: \$125,000 – \$150,000	243	3.67%	1,411	4.59%	3,176	6.76%
Income: \$150,000 – \$200,000	218	3.29%	1,072	3.49%	2,631	5.60%
Income: \$200,000+	150	2.26%	622	2.02%	1,727	3.67%
2023 Avg Household Income	\$58,565		\$63,657		\$75,453	
2023 Med Household Income	\$41,712		\$49,011		\$57,821	