

RETAIL & OFFICE SPACE FOR SALE OR LEASE



R I V E R B E N D

URBAN VILLAGE

WHERE TIMNATH COMES TOGETHER.



CBRE



A NEW HUB FOR BUSINESS & COMMUNITY

Designed as a vibrant new focal point for Timnath, **Riverbend Urban Village** offers an upscale blend of retail destinations, first-class office spaces, and inviting communal areas.

This transformative mixed-use development spans **43,827 square feet in Phase 1** along the scenic **Cache la Poudre River**, with steps-away access to the **Poudre River Trail** and minutes away from **I-25**. With its strategic location and thoughtful integration into the area's natural amenities, **Riverbend** will be the epicenter of culture, commerce and community in Timnath's rapidly evolving urban fabric.



PHASE 2

FLOOR & DECOR

COSTCO
FREDDY'S
PANDA EXPRESS
TACO BELL

WALMART
CHICK-FIL-A
STARBUCKS



SIGNAL TREE ROAD

HARMONY ROAD

The intersection of **Harmony Road & I25** is the busiest intersection in **Northern Colorado** with nearly double the vehicles per day entering and exiting the intersection (using the on and off ramps)

TIMNATH LAKES

RIVERBEND URBAN VILLAGE





PROJECT HIGHLIGHTS



43,527 SF Phase 1



Operating Expenses
\$10.50 PSF (ESTIMATED)



Signage Opportunities
BUILDING & MONUMENT
SIGNAGE (PROPOSED)

➤ READY FOR OCCUPANCY ◀

FOR SALE

BUILDING 1

● FULLY LEASED

BUILDING 2

● 2ND FLOOR EAST \$385

● 2ND FLOOR WEST \$395

TURNKEY SUITE 201 \$506,000

FOR LEASE

BUILDING 2 2ND FLOOR

\$32 - \$34 PSF

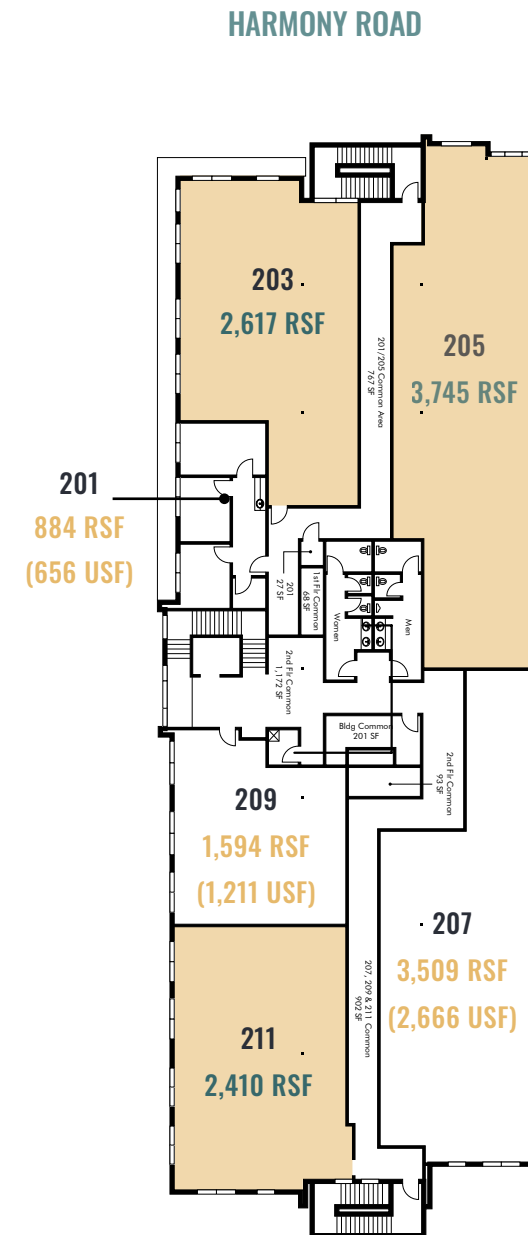


WHERE THE POSSIBILITIES ARE AS BOUNDLESS AS THE VIEWS.

Riverbend will redefine Timnath's urban opportunities with premium **Class A** office tailored for maximum innovation and productivity.

Ideal for both start-ups and satellite expansions, **Riverbend's** workspaces offer a unique combination of well-crafted design, excellent location, and embrace of the outdoors for exceptional work-life harmony. Here, businesses can benefit from the energy of a mixed-use development, with easy access to retail, dining options, and community spaces. Adjacent to the new **Timnath** municipal building, **Riverbend's** office environments are a once-in-a-decade chance to place your business at the heart of opportunity in **Northern Colorado**.

2ND FLOOR AVAILABLE OFFICE



SIGNAL TREE ROAD

AVAILABLE

LEASED / SOLD

CAN BE COMBINED

BUILDING 2 - SECOND FLOOR

TOTAL OFFICE RSF: 14,472 RSF



HERE COMES THE NEIGHBORHOOD

A burgeoning destination for young families and professionals, **Timnath** currently lacks any anchor for high-end retail or sit-down restaurants and that’s where **Riverbend** comes in.

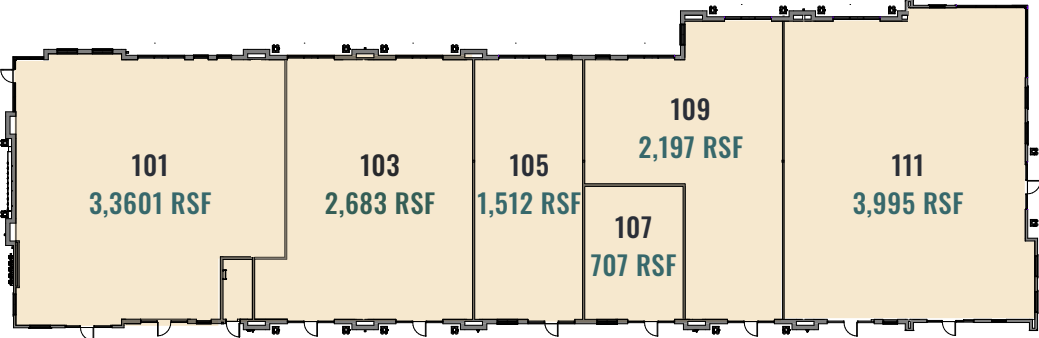
Riverbend represents the first opportunity to tap into the high-end demand of one of Colorado’s most rapidly-growing towns, with multiple residential projects underway and more to come. Currently home to nearly **11,000 residents**, **Timnath** plans to welcome in a total of **20,000** in the next two decades and sees **89,744** drivers a day just **3 minutes away on I-25**.

This Class A, mixed-use development will become the definitive center of social activity in **Timnath** as it develops.

RIVERBEND URBAN VILLAGE



AVAILABLE RETAIL



- AVAILABLE
- LEASED / SOLD

BUILDING 1

BUILDING 2 - FIRST FLOOR

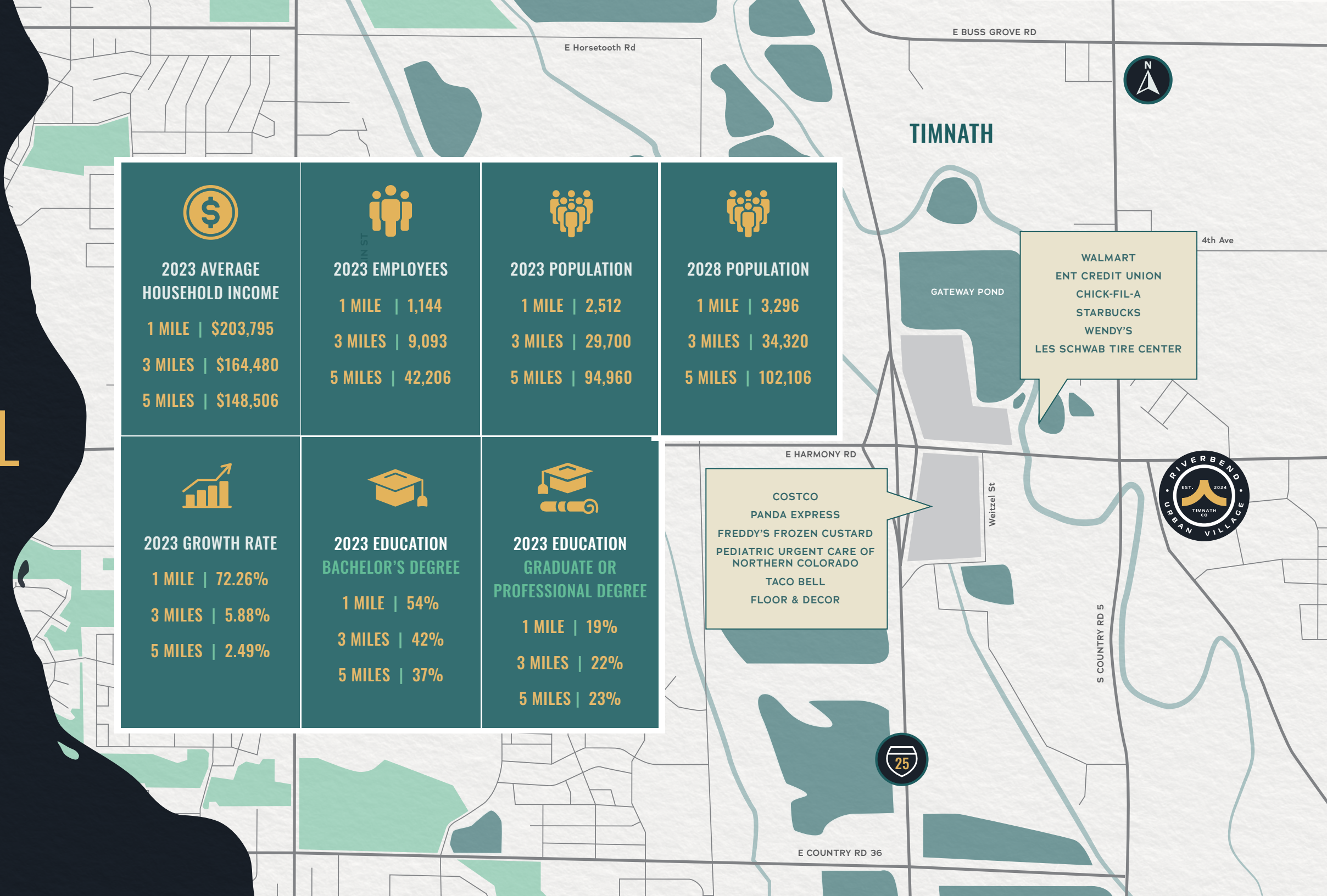
TOTAL RETAIL RSF: 29,055 RSF



SIGNAL TREE ROAD

HARMONY ROAD

BY THE NUMBERS: A STATISTICAL PORTRAIT OF TIMNATH >>



A man with short brown hair and red sunglasses is smiling and looking to the right. He is carrying a young boy with short blonde hair and black sunglasses on his shoulders. The boy is pointing his right index finger towards the horizon. They are standing in a field of tall, golden-brown grass. The background shows a line of trees under a bright, hazy sky, suggesting a sunset or sunrise. The overall mood is warm and joyful.

It's not just easy to find **beauty in Timnath** - it's a challenge to find anything else.

Nestled along the **Cache la Poudre River**, **Timnath** offers a pristine outdoor experience, and Riverbend will curate the best of that. True to our name, we're steps from the **Poudre**, and the **21-mile Poudre River Trail** stretching from **Fort Collins** to **Greeley**. **Timnath** is also home to a reservoir where can enjoy fishing, boating, water skiing, and right by the **Arapaho Bend**. With expansive parks and open spaces just minutes away like the **Arapaho Bend Natural Area**, **Riverbend** provides easy access to endless recreation and boundless inspiration.

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RIVERBEND URBAN VILLAGE



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