

The Centre at Hawk Park

1414 HAWK PARKWAY UNIT I-2

MONTROSE, COLORADO 81401



COMMERCIAL LEASE INFORMATION PACKET



John Renfrow * Renfrow Realty

Contact John Renfrow / Renfrow Realty
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified.

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org

Executive Summary

PRIME SOUTH TOWNSEND OFFICE/RETAIL CONDO FOR LEASE



1414 Hawk Parkway
 Unit I-2 Montrose, Colorado

Unit #	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
I-2	957	\$1,350	\$16,200	\$16.93	\$703.64	\$2,053.64	\$25.75

Excellent Location in Established Commercial Business Center

~957 sq.ft. unit in the Miner's Building, located in the Centre at Hawk Park. Unit has a professional office floor plan. Reception area in the front, 3 private offices, 1 bathroom, Kitchenette/break area in the back. The unit has central air conditioning and forced air heat. Situated in the highly desired S Townsend corridor, Montrose's main retail shopping hub. In close proximity to major franchise stores including Walmart, Home Depot, Hobby Lobby, Ross, Target, Natural Grocers, and Sportsman's Warehouse, as well as popular chains like Chili's, Applebee's, Culver's, and Rib City. Ample parking is available. Zoned B-2 which allows for offices and retail.

NNN lease: The tenant is responsible for property tax, building insurance, OA fees, utilities, interior maintenance, and liability insurance. Owner prefers a 2-year lease.

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View From Above



Photo from Montrose County GIS/Eagleview



Subject property is the located near the north end of the building on the first floor

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Directions to Property

Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

↑ Head south on S Townsend Ave toward Montrose Dr

Pass by Taco Bell (on the right)

1.2 mi

↘ Turn right onto Hawk Pkwy

217 ft

↙ Turn left

Destination will be on the right

138 ft

1414 Hawk Pkwy

Montrose, CO 81401

- Starting from Renfrow Realty at 1832 S Townsend Ave, Montrose, CO 81401
- Office phone number (970) 240-0550

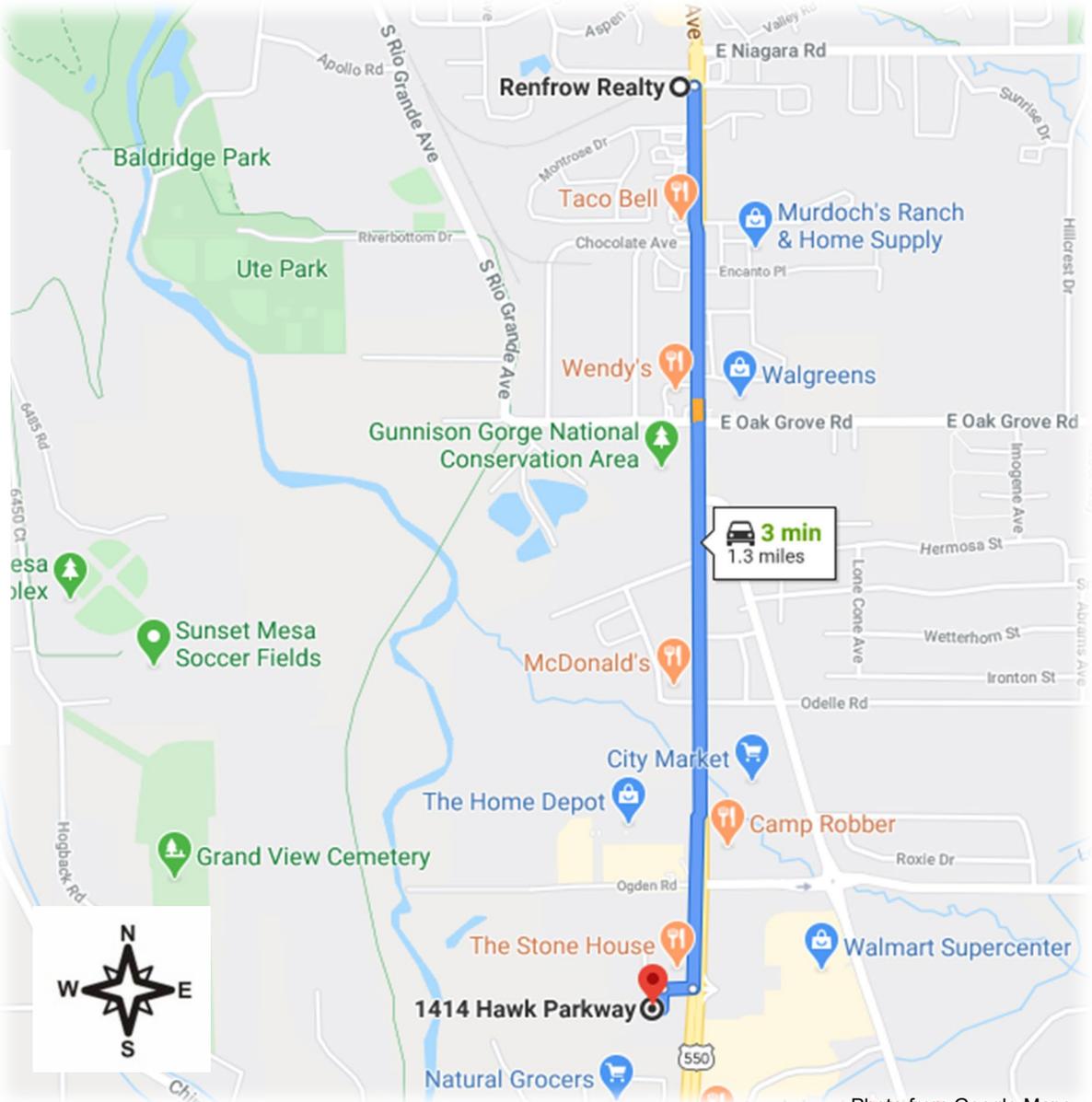


Photo from Google Maps



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Photographs



**View toward S Townsend/Hwy 50
from Parking Lot**



**View of Building from
Hawk Pkwy**



**View of Signalized Intersection of
Hawk Pkwy and S Townsend/Hwy 50**



Unit I-2 Office Photographs



Reception Area



Office 1



Office 2



Office 3



Office 3



Bathroom



Break Room

Unit I-2 Photographs



Reception Area



Break Room



Kitchenette



Reception Area / Hall



Break Room / Kitchenette

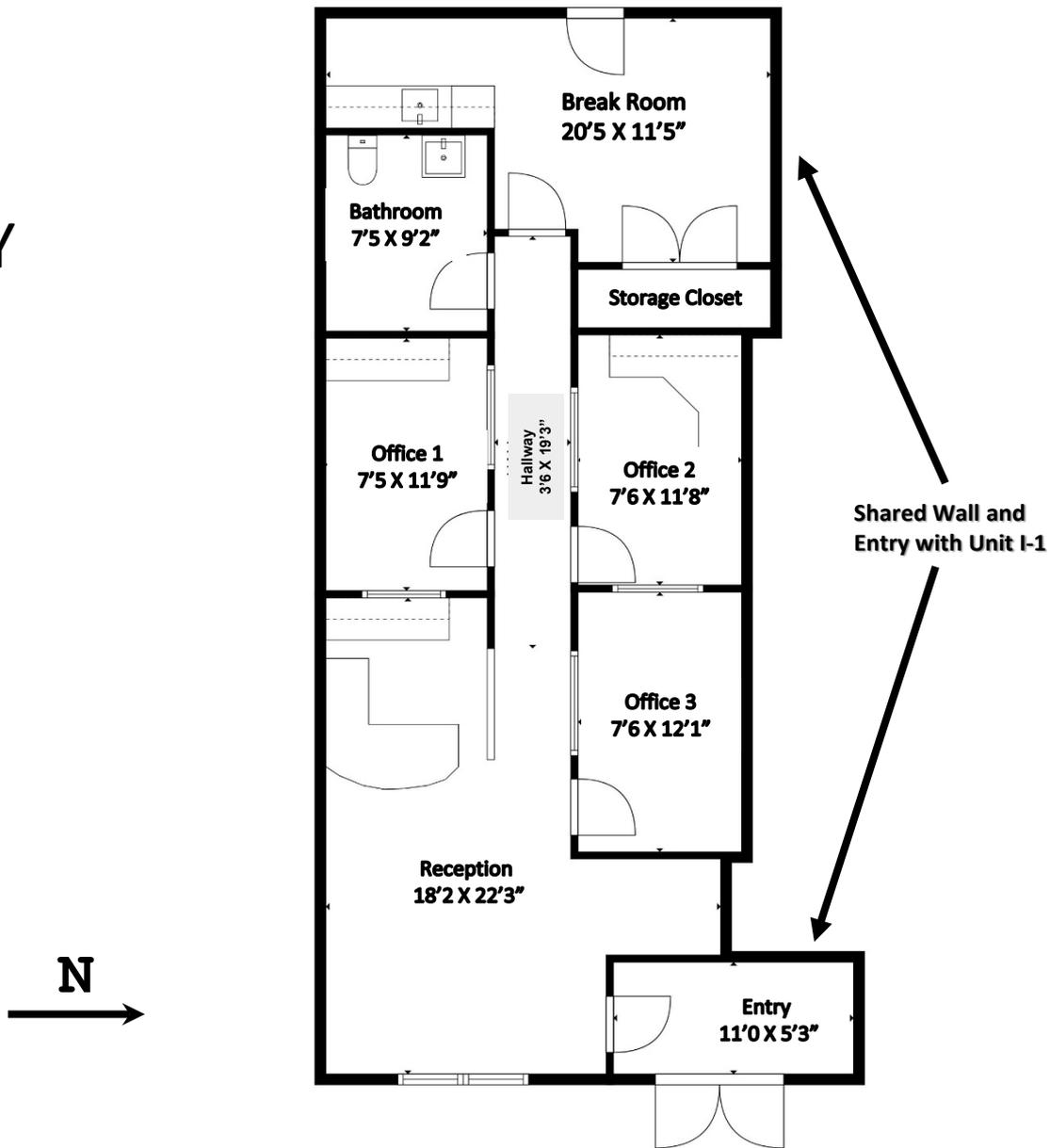


Hallway

Floorplan*

1414 HAWK PKWY
UNIT I-2

- ~957 sq. ft.
- Reception Area
- 3 Offices
- Break Room
- Kitchenette
- Shared Entry



General Information

UTILITIES

- Water/Sewer/Trash: City of Montrose (970) 240-1400
 - One water tap and one sewer tap shared by both units
- Electricity: DMEA (970) 249-4572
 - One meter shared by both units
- Natural Gas: Black Hills Energy (800) 563-0012
 - One meter shared by both units
- Internet: Clearnetworx (970) 240-6600 (Previous ISP)
 - Elevate (844) 386-8744 (Available)

PROPERTY SPECIFICS

- Heating
 - Forced Air
- Cooling
 - Central Air

COVENANTS*

- Hawk Park Centre
- Miner's Building Condominium Association
 - Association fees cover insurance, common area maintenance and snow removal (Included in NNN fees)

*Documents available upon request

LEASE TERMS & CONDITIONS

- Tenant will pay:
 - Utilities, to include, natural gas, electric, water, sewer and trash (Billed monthly by Sq Ft leased)
 - Internet
 - NNN charges (property tax, building insurance and OA fees)
 - OA covers snow removal, landscaping, Exterior lighting and cleaning 2 shared bathrooms
 - 2026 Unit I-2 OA amount: \$703.64 Monthly
- Tenant will maintain a \$1M liability policy naming the landlord as additionally insured
- Security deposit equal to one month's rent
- Possession – upon signing of lease and paying first and last month's rent and security deposit, as well as providing proof of insurance.
- Owner prefers a 2-year lease.



City of Montrose Zoning Map

- City of Montrose Zoning District
- B-1, Central Business
 - B-1A, Community Commercial
 - B-2, Highway Commercial
 - B-2A, Regional Commercial
 - B-3, General Commercial
 - B-4, Neighborhood Shopping
 - I-1, Light Industrial
 - I-2, General Industrial
 - MHR, Mobile Home Resid
 - MR, Medical/Residential
 - OR, Office/Residential
 - R-1, Very Low Density
 - R-1A, Large Estates
 - R-1B, Small Estates
 - R-2, Low Density



Property is Zoned Highway Commercial District (B2) in the City of Montrose

- B2 Zoning Regulations include Uses By Right for B1 Zone as well
- B2 Zoning Regulations are on following page
- Contact William Reis, Planner1, with the City of Montrose for more information (970) 240-1475 or email wreis@cityofmontrose.org

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*Zoning Breakdown Table- Commercial (page 1 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

[**https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

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* Taken from City of Montrose Zoning Regulations May 2023

LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair, or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and Breakfast	P								
Building Material businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of chapter 11-11-4 and are consistent with sec. 11-7-5(D)(1)								C	
Farm implement sales or service establishments					P	P			
Fueling Stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground (b) All fuel pumps, lubrication and service facilities shall be located at least 20 ft from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and Motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers	P								
Offices not allowed as a use by right	C								
Travel home parks & campgrounds				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in, drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			

*Zoning Breakdown Table-Commercial (page 2 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
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LEGEND:USE TYPE
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LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage & sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse & wholesale distribution operations			C	C	C	C		P	P

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[**https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS)

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* Taken from City of Montrose Zoning Regulations May 2023



★ Subject property is in booming South Corridor area, and is surrounded by many major businesses, including:

Map of Vicinity

Photo from Montrose County GIS/Eagleview

HOBBY LOBBY

Looney Bean

Marshall's

THE HOME DEPOT

QUALITY INN & SUITES

McDonald's

Pizza Hut

Freddy's STEAKBURGERS

BIG TIRES

BLUECORN

STARBUCKS

MONTROSE REGIONAL HEALTH

maurices

ROSS

GOLDEN GATE PETROLEUM

NATURAL GROCERS

chili's

Wendy's OLD FASHIONED HAMBURGERS

TACO BELL

RENFROW REALTY

Famous Footwear. PETCO Where the pets go.

SPORTSMAN'S WAREHOUSE

Papa Murphy's TAKE 'N BAKE PIZZA



← Telluride 58 Miles

S Townsend Ave/Hwy 550

Walmart

Woodgate Rd

MONTROSE RECREATION DISTRICT Rec Center

DISCOUNT TIRE

Rib City Grill

RBC Rent-A-Center

Woodgate TRAILS

SONIC America's Drive-In

Denny's

Qdoba MEXICAN GRILL

Walgreens

KFC

BR baskin

Holiday Inn Express & Suites

Culver's

HEIDI'S

DOLLAR TREE STORES Where Everything's \$1.00

Pahgre's PIZZA - PASTA - SALADS

Applebee's Neighborhood Grill & Bar

TWISTED SUGAR

N

STARBUCKS

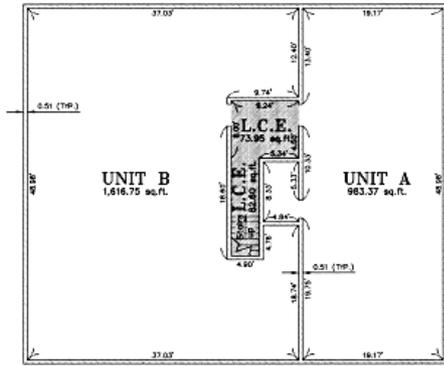
BIG 5 SPORTING GOODS HARBOR FREIGHT Office DEPOT

DUNKIN' DONUTS

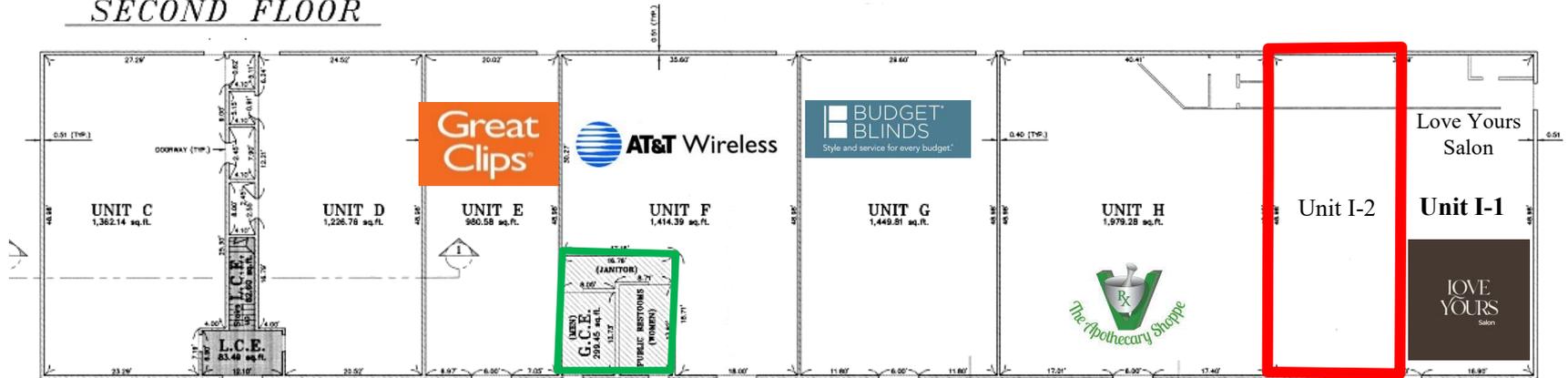
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THE MINER'S BUILDING CONDOMINIUM PLAT

IN
 LOT 2 OF RED HAWK SUBDIVISION
 CITY OF MONTROSE, COLORADO
 (FINAL PLAT)



SECOND FLOOR



FIRST FLOOR

LEGEND
 L.C.E. = LIMITED COMMON ELEMENT
 G.C.E. = GENERAL COMMON ELEMENT

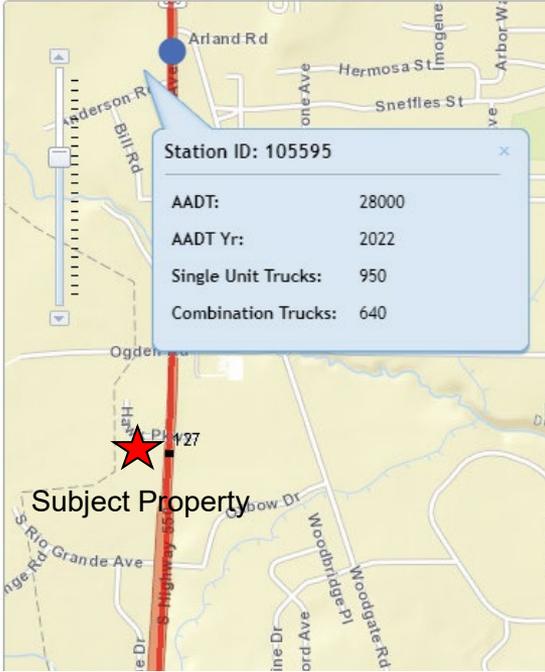
Del-Mont Consultants
 (970) 249-2251
 July 31, 1998

- Subject Unit - Unit I-2 has its own private bathroom
- Common ADA Bathrooms





Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (06/22/2023)

Photo from Google Maps

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	161	57	28	46	90	192	505	615	322	446	929	924	707	434	444	658	485	526	513	645	613	763	664	505
S	37	23	28	30	98	286	501	558	404	542	814	864	889	781	745	768	697	735	638	426	343	376	305	200

P = Primary Direction: The direction of increasing mile posts (generally traffic heading to the north or east).

S = Secondary Direction: The direction of decreasing mile posts (generally traffic heading to the south or west).

FUTURE TRAFFIC (Projection Year 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
105595	550B	126.806	127.74	28,000	2022	950	640	5.7	10	35,084

AADT: Annual average daily traffic is the total volume of highway vehicles for a year divided by 365 days. It is a useful and simple measurement of how busy the road is.

*Raw Data taken from <http://dtdapps.coloradodot.info/Otis/>
Information deemed reliable, but not guaranteed and should be verified.

Recap

Unit #	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly	Yearly \$/Sq.Ft. w/NNN
I-2	957	\$1,350	\$16,200	\$16.93	\$703.64	\$2,053.64	\$25.75

- Owner prefers a 2-year lease
- ~957 sq ft commercial unit, in established Centre at Hawk Park
- Unit has Central Air conditioning and forced air heat
- Wired for fiber internet – Prior tenant used Clearnetworx as an ISP
- Located in booming South Townsend/Hwy 550 Corridor, across from the Walmart Super Center
- Close to major retail stores such as Home Depot, Sportsman's Warehouse, Ross, and Target
- Excellent exposure, easy access, high-traffic count of 28,000+ daily vehicles
- Zoned B-2
- Rare South Townsend Corridor location, on a signalized intersection
- First and last months rent, security deposit and proof of insurance; before taking possession of the unit

NNN Lease
\$1,350/MO

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