

FOR SALE | NNN INVESTMENT WITH TENANT

\$955,000.00

35715 US Hwy 40 D305-306, Evergreen, CO 80439



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Todd Bastian
todd@evergreencommercial.net
303.838.2000 x109

Executive Summary



OFFERING SUMMARY

Sale Price:	\$955,000
Available SF:	4209
Year Built:	1997
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

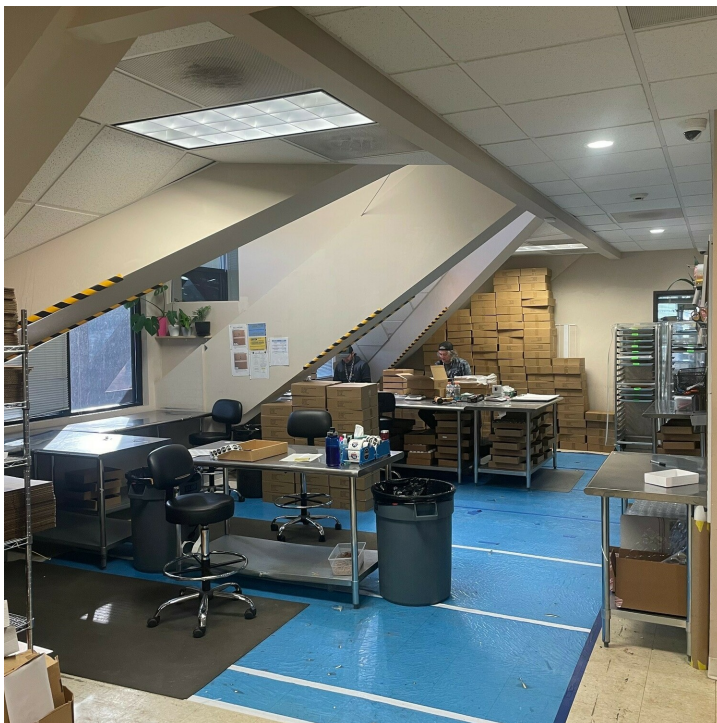
EXCELLENT INVESTMENT OPPORTUNITY WITH EXISTING TENANT AND LONGTERM LEASE!

- * 4209 RSF (two suites combined as one).
- * Owner only Association,
- * Existing tenant is a licensed industry leading retail and medical marijuana manufacturer with NNN lease.
- * Lease term through October 31, 2027.

LOCATION OVERVIEW

Located just off I-70 in the Floyd Hill Business Park, this office building is conveniently located near Evergreen, Idaho Springs and the West Denver area.

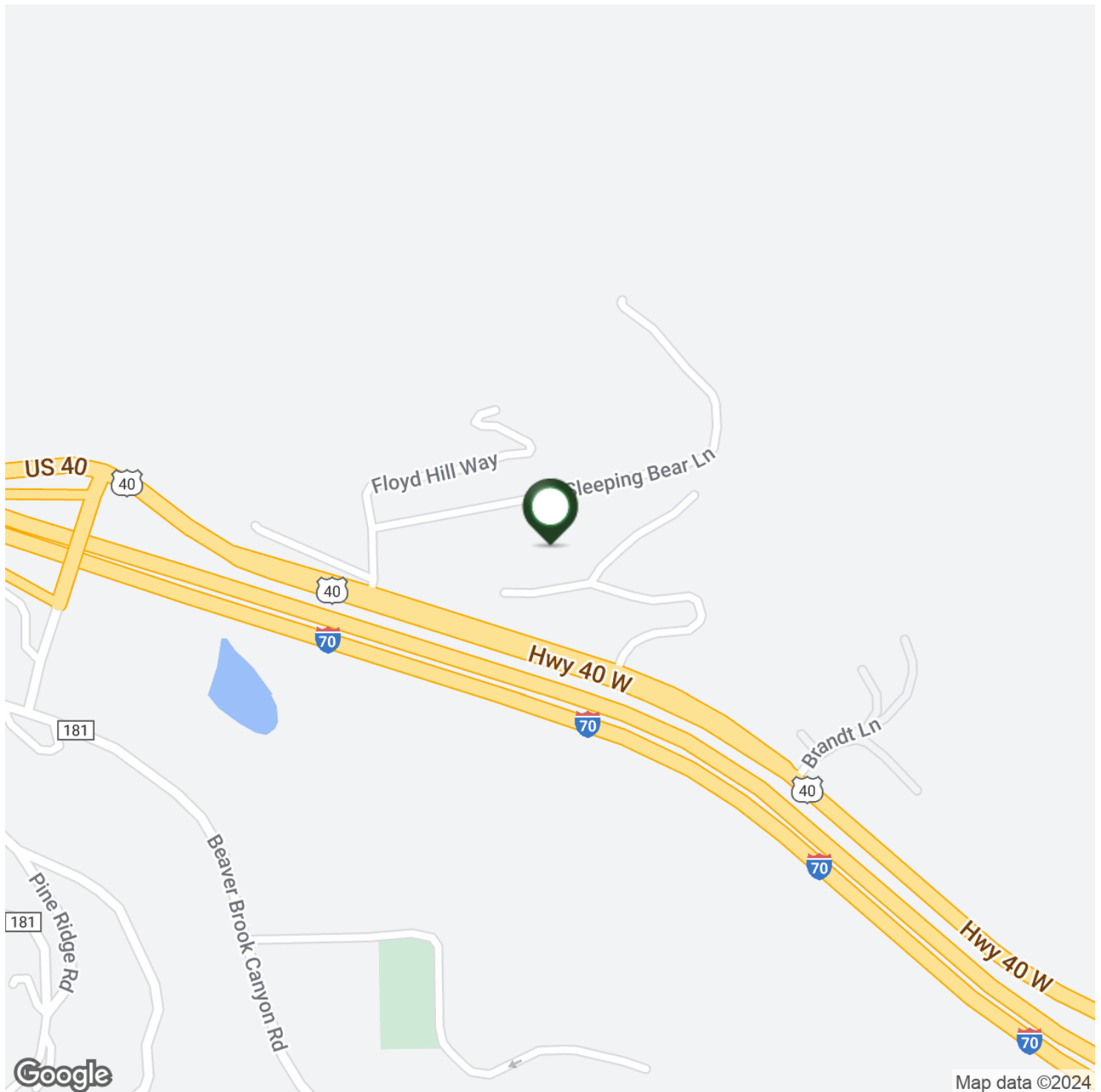
Additional Photos



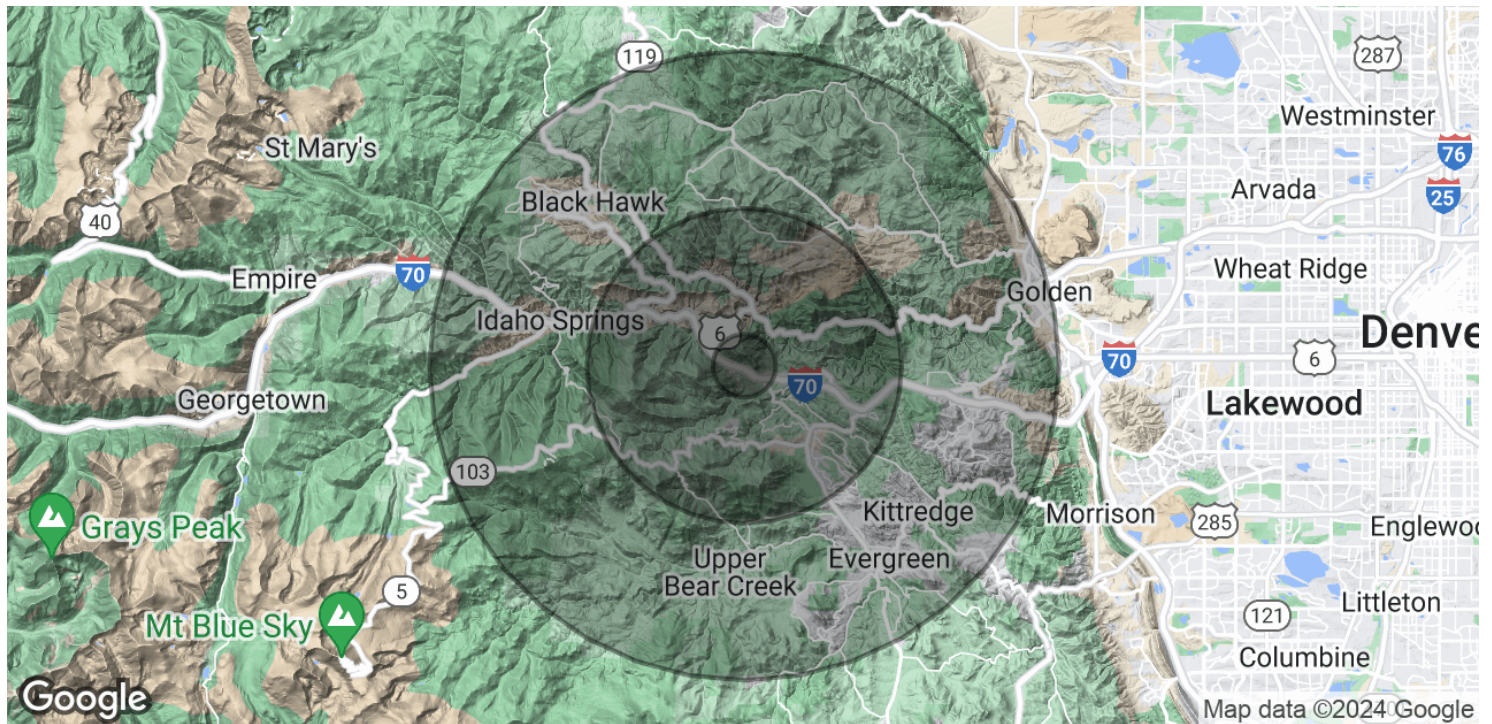
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	207	8,359	42,618
Average Age	47.9	49.3	46.1
Average Age (Male)	47.3	48.4	45.5
Average Age (Female)	50.1	50.7	46.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	90	3,551	18,597
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$163,164	\$163,352	\$137,557
Average House Value	\$761,248	\$754,439	\$602,802

* Demographic data derived from 2020 ACS - US Census