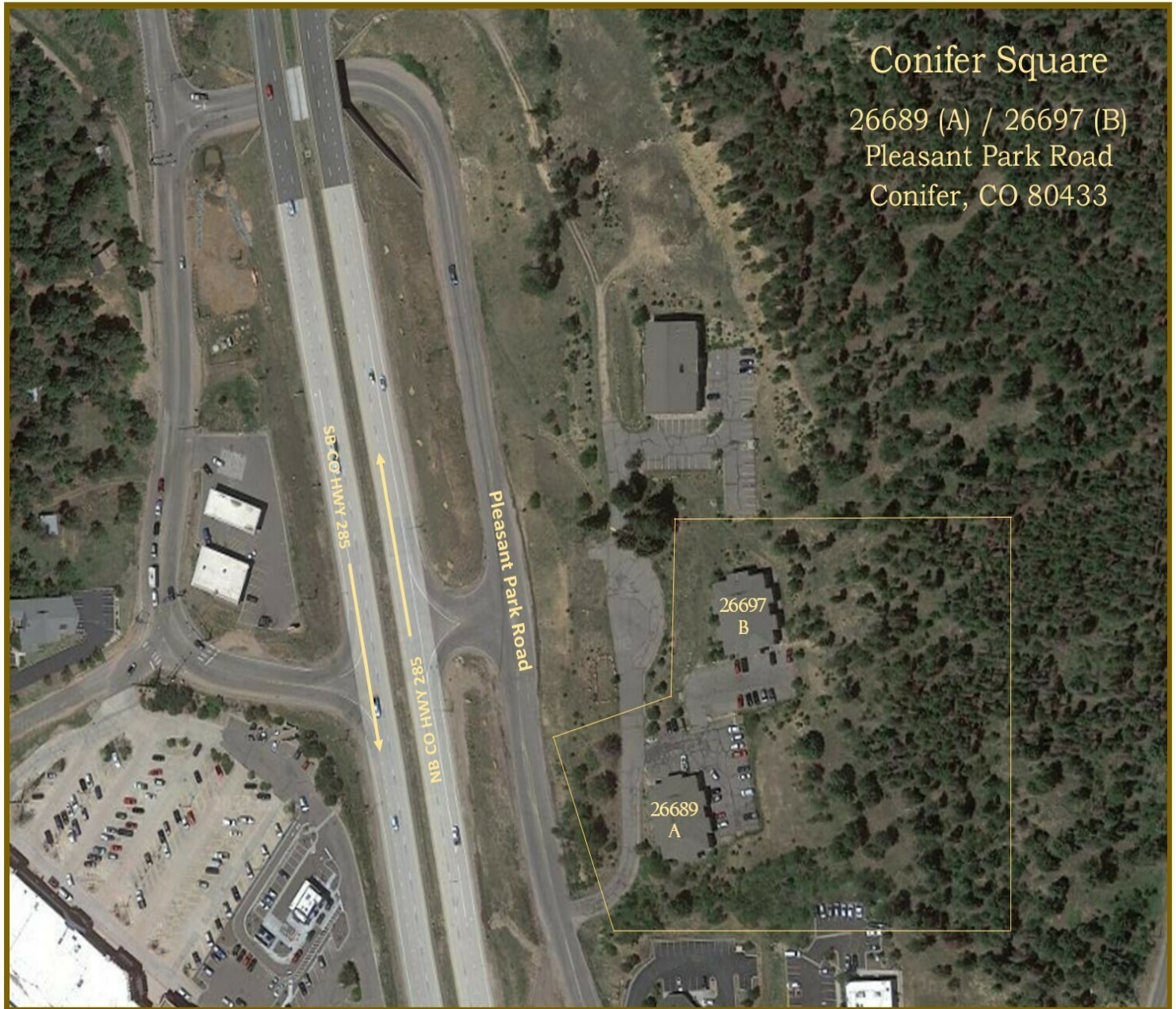




26689 - Building A



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

26697 - Building B



OFFERING SUMMARY

Sale Price:	\$1,800,000
Price / SF:	-
Building Size:	20,759 SF
Market:	Denver
Submarket:	Mountain Foothills

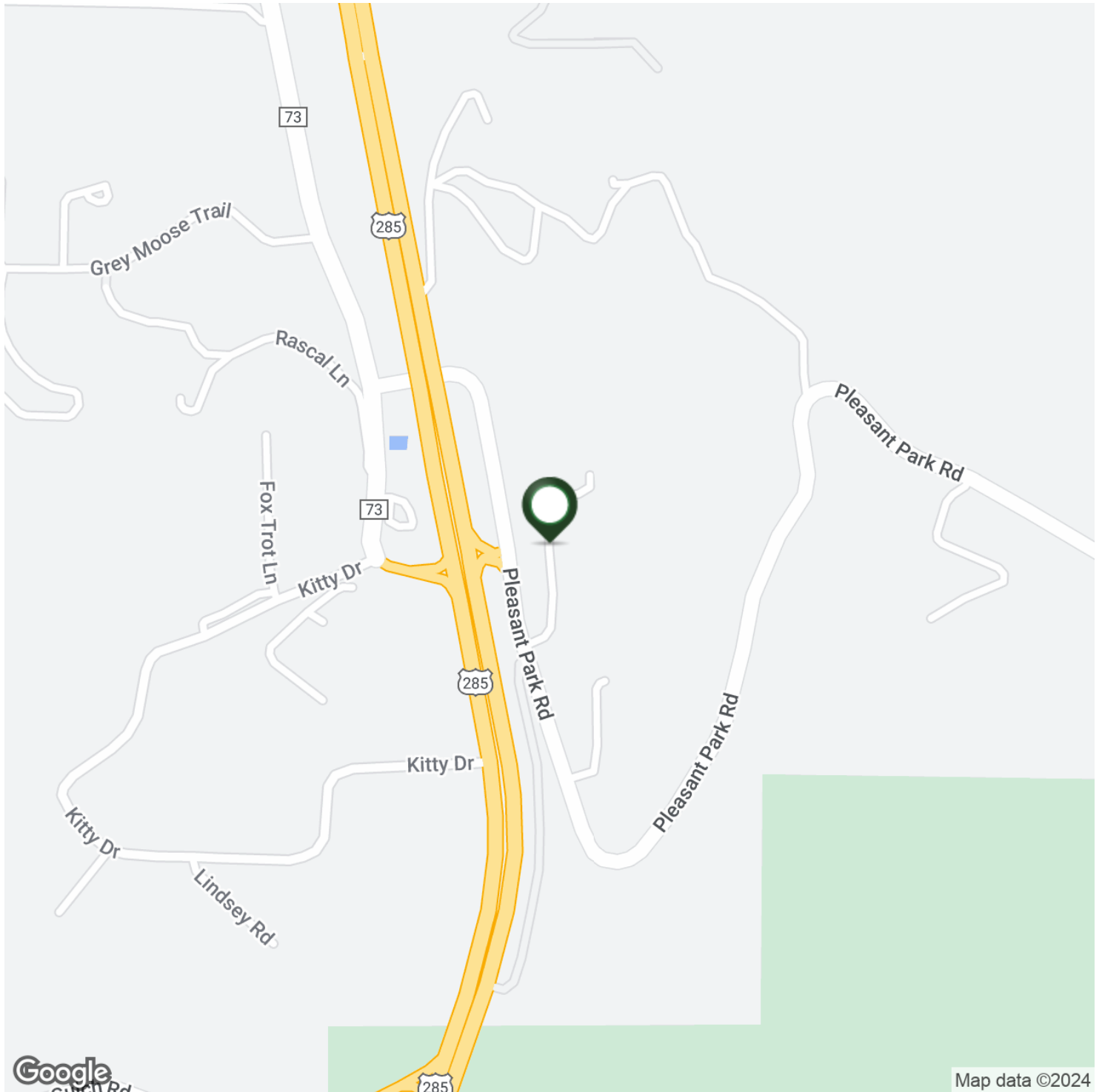
PROPERTY OVERVIEW

Located in the Foothills of Colorado, right off of Hwy 285, across from the Staples Center. The center includes a fitness center, Subway and 3 Victoria Mexican restaurant among several other businesses.

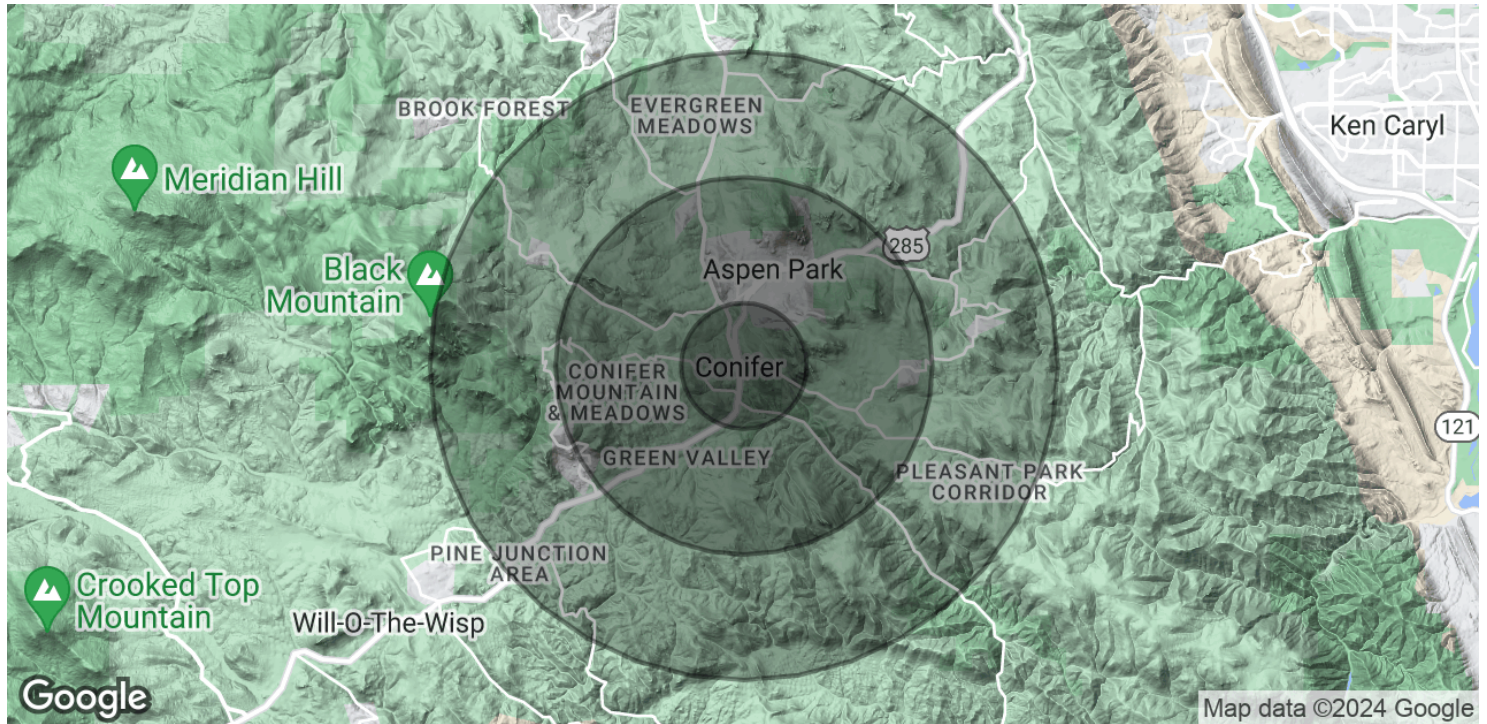
LOCATION OVERVIEW

Highly visible from US Hwy 285.
20 minutes from Evergreen
30 minutes from Downtown Denver

Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	435	4,726	12,223
Average Age	44.8	46.2	47.8
Average Age (Male)	46.2	46.3	48.1
Average Age (Female)	46.3	48.3	48.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	185	1,985	5,171
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$116,903	\$130,214	\$131,059
Average House Value	\$556,682	\$532,240	\$534,313

* Demographic data derived from 2020 ACS - US Census