



FOR SALE - RETAIL / OFFICE SPACE IN EVERGREEN

\$4,275,000

3719 - 3763 Evergreen Parkway, Evergreen, CO 80439



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FOR SALE - RETAIL / OFFICE SPACE IN EVERGREEN

\$3,600,000

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,600,000
Price / SF:	\$112.46
Lot Size:	3.92 Acres
Year Built:	1974
Building Size:	32,010 SF
Market:	Denver Foothills
Submarket:	Evergreen

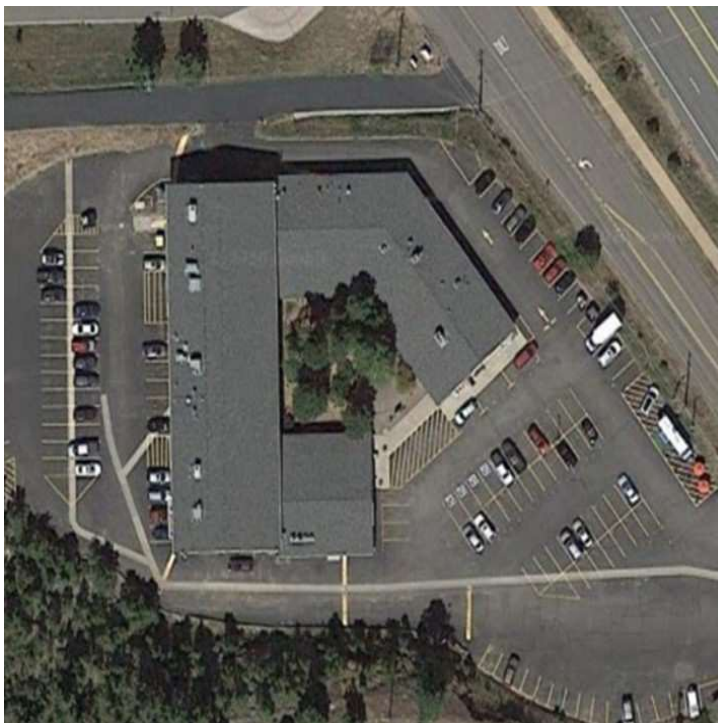
PROPERTY OVERVIEW

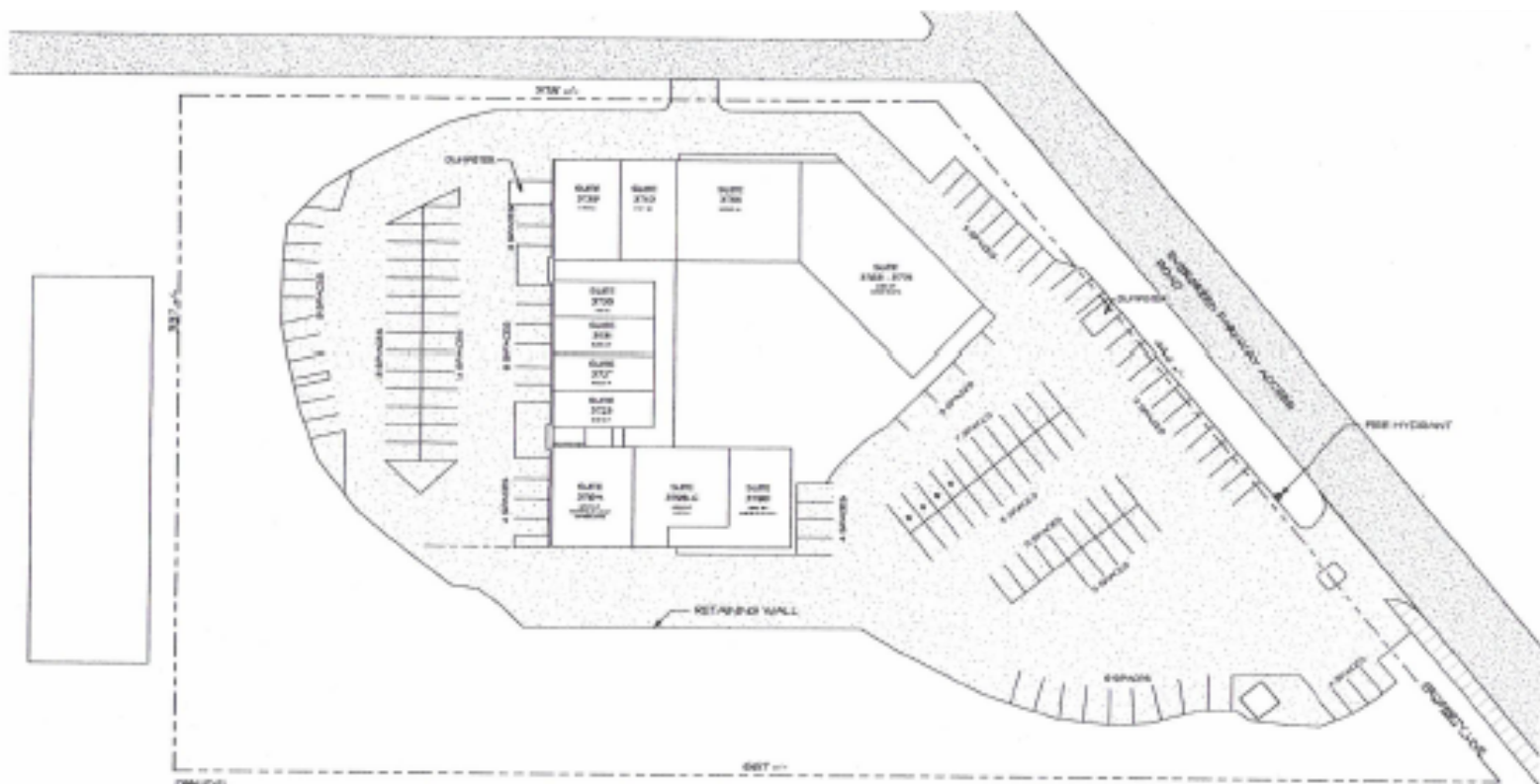
Delightful and inviting two story building offers retail on the courtyard and professional offices on the second level. Strong community-based businesses and tenants. Has further development potential.

LOCATION OVERVIEW

- * Central Evergreen - High Traffic Location
- * Minutes from I-70 and Downtown Evergreen
- * Direct Evergreen Parkway Visibility
- * Ample Parking with 120 Spaces
- * Adjacent to Post Office, Banks, Grocery and Shopping

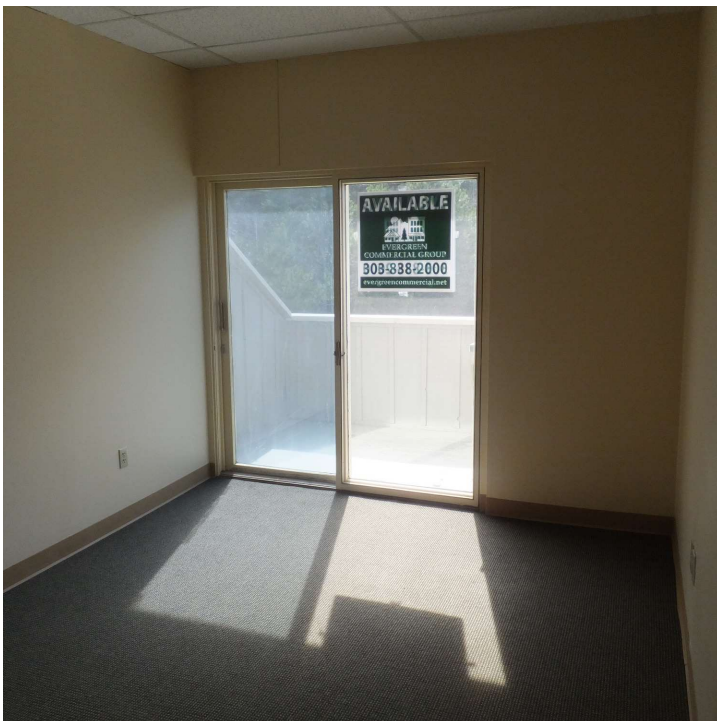
Additional Photos



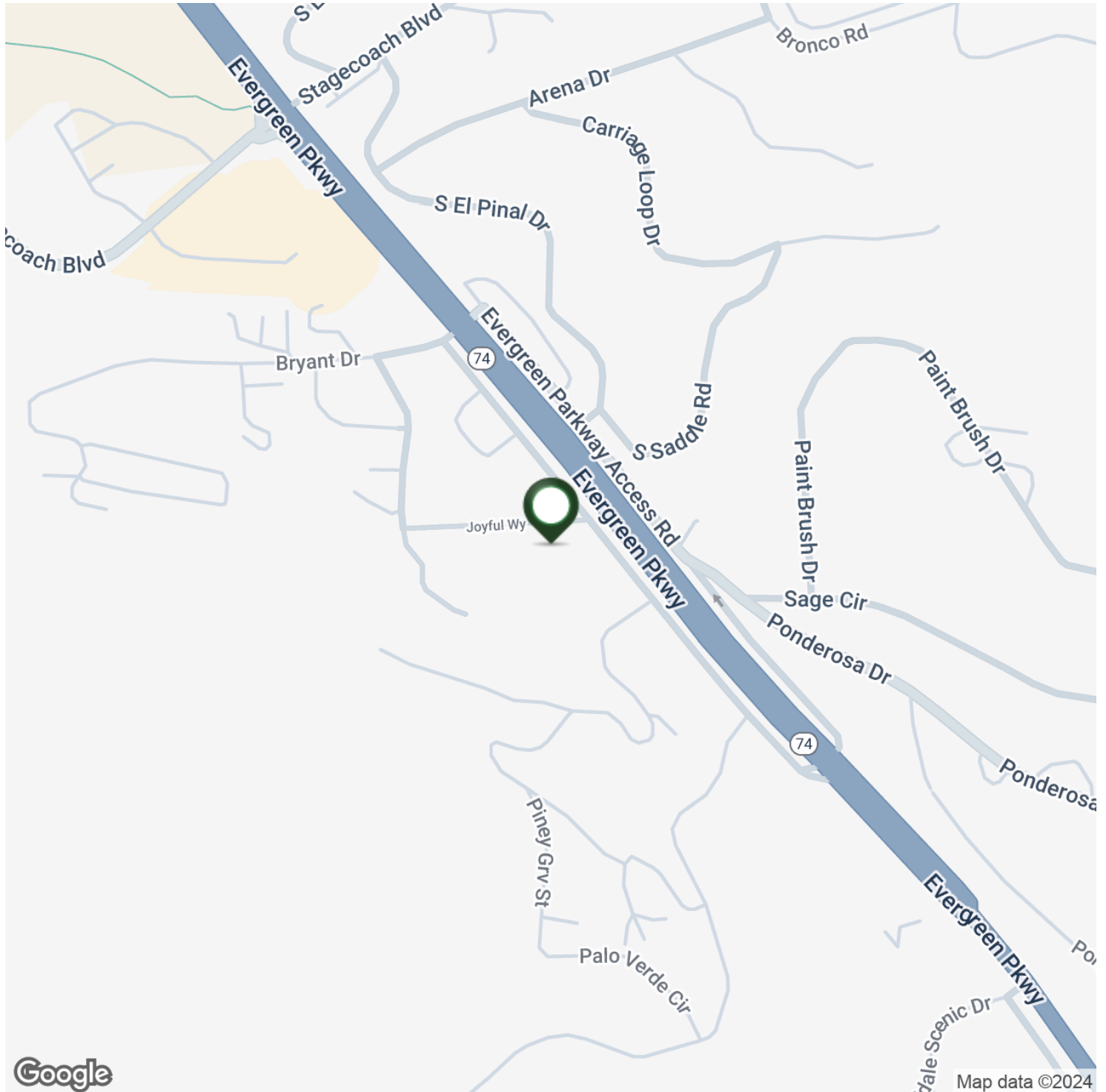


FIRST FLOOR		
UNIT 1		
178A	2,223 S.F.	81 SPACES
178B	2,000 S.F.	67 SPACES
178C	1,860 S.F.	65 SPACES
UNIT 2		
179A	2,000 S.F.	67 SPACES
179B	1,860 S.F.	65 SPACES
179C	1,860 S.F.	65 SPACES
UNIT 3		
180A	2,000 S.F.	67 SPACES
180B	1,860 S.F.	65 SPACES
180C	1,860 S.F.	65 SPACES
UNIT 4		
181A	2,000 S.F.	67 SPACES
181B	1,860 S.F.	65 SPACES
181C	1,860 S.F.	65 SPACES
UNIT 5		
182A	2,000 S.F.	67 SPACES
182B	1,860 S.F.	65 SPACES
182C	1,860 S.F.	65 SPACES
UNIT 6		
183A	2,000 S.F.	67 SPACES
183B	1,860 S.F.	65 SPACES
183C	1,860 S.F.	65 SPACES
UNIT 7		
184A	2,000 S.F.	67 SPACES
184B	1,860 S.F.	65 SPACES
184C	1,860 S.F.	65 SPACES
UNIT 8		
185A	2,000 S.F.	67 SPACES
185B	1,860 S.F.	65 SPACES
185C	1,860 S.F.	65 SPACES
UNIT 9		
186A	2,000 S.F.	67 SPACES
186B	1,860 S.F.	65 SPACES
186C	1,860 S.F.	65 SPACES
UNIT 10		
187A	2,000 S.F.	67 SPACES
187B	1,860 S.F.	65 SPACES
187C	1,860 S.F.	65 SPACES
UNIT 11		
188A	2,000 S.F.	67 SPACES
188B	1,860 S.F.	65 SPACES
188C	1,860 S.F.	65 SPACES
UNIT 12		
189A	2,000 S.F.	67 SPACES
189B	1,860 S.F.	65 SPACES
189C	1,860 S.F.	65 SPACES
UNIT 13		
190A	2,000 S.F.	67 SPACES
190B	1,860 S.F.	65 SPACES
190C	1,860 S.F.	65 SPACES
UNIT 14		
191A	2,000 S.F.	67 SPACES
191B	1,860 S.F.	65 SPACES
191C	1,860 S.F.	65 SPACES
UNIT 15		
192A	2,000 S.F.	67 SPACES
192B	1,860 S.F.	65 SPACES
192C	1,860 S.F.	65 SPACES
UNIT 16		
193A	2,000 S.F.	67 SPACES
193B	1,860 S.F.	65 SPACES
193C	1,860 S.F.	65 SPACES
UNIT 17		
194A	2,000 S.F.	67 SPACES
194B	1,860 S.F.	65 SPACES
194C	1,860 S.F.	65 SPACES
UNIT 18		
195A	2,000 S.F.	67 SPACES
195B	1,860 S.F.	65 SPACES
195C	1,860 S.F.	65 SPACES
UNIT 19		
196A	2,000 S.F.	67 SPACES
196B	1,860 S.F.	65 SPACES
196C	1,860 S.F.	65 SPACES
UNIT 20		
197A	2,000 S.F.	67 SPACES
197B	1,860 S.F.	65 SPACES
197C	1,860 S.F.	65 SPACES
UNIT 21		
198A	2,000 S.F.	67 SPACES
198B	1,860 S.F.	65 SPACES
198C	1,860 S.F.	65 SPACES
UNIT 22		
199A	2,000 S.F.	67 SPACES
199B	1,860 S.F.	65 SPACES
199C	1,860 S.F.	65 SPACES
UNIT 23		
200A	2,000 S.F.	67 SPACES
200B	1,860 S.F.	65 SPACES
200C	1,860 S.F.	65 SPACES
UNIT 24		
201A	2,000 S.F.	67 SPACES
201B	1,860 S.F.	65 SPACES
201C	1,860 S.F.	65 SPACES
UNIT 25		
202A	2,000 S.F.	67 SPACES
202B	1,860 S.F.	65 SPACES
202C	1,860 S.F.	65 SPACES
UNIT 26		
203A	2,000 S.F.	67 SPACES
203B	1,860 S.F.	65 SPACES
203C	1,860 S.F.	65 SPACES
UNIT 27		
204A	2,000 S.F.	67 SPACES
204B	1,860 S.F.	65 SPACES
204C	1,860 S.F.	65 SPACES
UNIT 28		
205A	2,000 S.F.	67 SPACES
205B	1,860 S.F.	65 SPACES
205C	1,860 S.F.	65 SPACES
UNIT 29		
206A	2,000 S.F.	67 SPACES
206B	1,860 S.F.	65 SPACES
206C	1,860 S.F.	65 SPACES
UNIT 30		
207A	2,000 S.F.	67 SPACES
207B	1,860 S.F.	65 SPACES
207C	1,860 S.F.	65 SPACES
UNIT 31		
208A	2,000 S.F.	67 SPACES
208B	1,860 S.F.	65 SPACES
208C	1,860 S.F.	65 SPACES
UNIT 32		
209A	2,000 S.F.	67 SPACES
209B	1,860 S.F.	65 SPACES
209C	1,860 S.F.	65 SPACES
UNIT 33		
210A	2,000 S.F.	67 SPACES
210B	1,860 S.F.	65 SPACES
210C	1,860 S.F.	65 SPACES
UNIT 34		
211A	2,000 S.F.	67 SPACES
211B	1,860 S.F.	65 SPACES
211C	1,860 S.F.	65 SPACES
UNIT 35		
212A	2,000 S.F.	67 SPACES
212B	1,860 S.F.	65 SPACES
212C	1,860 S.F.	65 SPACES
UNIT 36		
213A	2,000 S.F.	67 SPACES
213B	1,860 S.F.	65 SPACES
213C	1,860 S.F.	65 SPACES
UNIT 37		
214A	2,000 S.F.	67 SPACES
214B	1,860 S.F.	65 SPACES
214C	1,860 S.F.	65 SPACES
UNIT 38		
215A	2,000 S.F.	67 SPACES
215B	1,860 S.F.	65 SPACES
215C	1,860 S.F.	65 SPACES
UNIT 39		
216A	2,000 S.F.	67 SPACES
216B	1,860 S.F.	65 SPACES
216C	1,860 S.F.	65 SPACES
UNIT 40		
217A	2,000 S.F.	67 SPACES
217B	1,860 S.F.	65 SPACES
217C	1,860 S.F.	65 SPACES
UNIT 41		
218A	2,000 S.F.	67 SPACES
218B	1,860 S.F.	65 SPACES
218C	1,860 S.F.	65 SPACES
UNIT 42		
219A	2,000 S.F.	67 SPACES
219B	1,860 S.F.	65 SPACES
219C	1,860 S.F.	65 SPACES
UNIT 43		
220A	2,000 S.F.	67 SPACES
220B	1,860 S.F.	65 SPACES
220C	1,860 S.F.	65 SPACES
UNIT 44		
221A	2,000 S.F.	67 SPACES
221B	1,860 S.F.	65 SPACES
221C	1,860 S.F.	65 SPACES
UNIT 45		
222A	2,000 S.F.	67 SPACES
222B	1,860 S.F.	65 SPACES
222C	1,860 S.F.	65 SPACES
UNIT 46		
223A	2,000 S.F.	67 SPACES
223B	1,860 S.F.	65 SPACES
223C	1,860 S.F.	65 SPACES
UNIT 47		
224A	2,000 S.F.	67 SPACES
224B	1,860 S.F.	65 SPACES
224C	1,860 S.F.	65 SPACES
UNIT 48		
225A	2,000 S.F.	67 SPACES
225B	1,860 S.F.	65 SPACES
225C	1,860 S.F.	65 SPACES
UNIT 49		
226A	2,000 S.F.	67 SPACES
226B	1,860 S.F.	65 SPACES
226C	1,860 S.F.	65 SPACES
UNIT 50		
227A	2,000 S.F.	67 SPACES
227B	1,860 S.F.	65 SPACES
227C	1,860 S.F.	65 SPACES
UNIT 51		
228A	2,000 S.F.	67 SPACES
228B	1,860 S.F.	65 SPACES
228C	1,860 S.F.	65 SPACES
UNIT 52		
229A	2,000 S.F.	67 SPACES
229B	1,860 S.F.	65 SPACES
229C	1,860 S.F.	65 SPACES
UNIT 53		
230A	2,000 S.F.	67 SPACES
230B	1,860 S.F.	65 SPACES
230C	1,860 S.F.	65 SPACES
UNIT 54		
231A	2,000 S.F.	67 SPACES
231B	1,860 S.F.	65 SPACES
231C	1,860 S.F.	65 SPACES
UNIT 55		
232A	2,000 S.F.	67 SPACES
232B	1,860 S.F.	65 SPACES
232C	1,860 S.F.	65 SPACES
UNIT 56		
233A	2,000 S.F.	67 SPACES
233B	1,860 S.F.	65 SPACES
233C	1,860 S.F.	65 SPACES
UNIT 57		
234A	2,000 S.F.	67 SPACES
234B	1,860 S.F.	65 SPACES
234C	1,860 S.F.	65 SPACES
UNIT 58		
235A	2,000 S.F.	67 SPACES
235B	1,860 S.F.	65 SPACES
235C	1,860 S.F.	65 SPACES
UNIT 59		
236A	2,000 S.F.	67 SPACES
236B	1,860 S.F.	65 SPACES
236C	1,860 S.F.	65 SPACES
UNIT 60		
237A	2,000 S.F.	67 SPACES
237B	1,860 S.F.	65 SPACES
237C	1,860 S.F.	65 SPACES
UNIT 61		
238A	2,000 S.F.	67 SPACES
238B	1,860 S.F.	65 SPACES
238C	1,860 S.F.	65 SPACES
UNIT 62		
239A	2,000 S.F.	67 SPACES
239B	1,860 S.F.	65 SPACES
239C	1,860 S.F.	65 SPACES
UNIT 63		
240A	2,000 S.F.	67 SPACES
240B	1,860 S.F.	65 SPACES
240C	1,860 S.F.	65 SPACES
UNIT 64		
241A	2,000 S.F.	67 SPACES
241B	1,860 S.F.	65 SPACES
241C	1,860 S.F.	65 SPACES
UNIT 65		
242A	2,000 S.F.	67 SPACES
242B	1,860 S.F.	65 SPACES
242C	1,860 S.F.	65 SPACES
UNIT 66		
243A	2,000 S.F.	67 SPACES
243B	1,860 S.F.	65 SPACES
243C	1,860 S.F.	65 SPACES
UNIT 67		
244A	2,000 S.F.	67 SPACES
244B	1,860 S.F.	65 SPACES
244C	1,860 S.F.	65 SPACES
UNIT 68		
245A	2,000 S.F.	67 SPACES
245B	1,860 S.F.	65 SPACES
245C	1,860 S.F.	65 SPACES
UNIT 69		
246A	2,000 S.F.	67 SPACES
246B	1,860 S.F.	65 SPACES
246C	1,860 S.F.	65 SPACES
UNIT 70		
247A	2,000 S.F.	67 SPACES
247B	1,860 S.F.	65 SPACES
247C	1,860 S.F.	65 SPACES
UNIT 71		
248A	2,000 S.F.	67 SPACES
248B	1,860 S.F.	65 SPACES
248C	1,860 S.F.	65 SPACES
UNIT 72		
249A	2,000 S.F.	67 SPACES
249B	1,860 S.F.	65 SPACES
249C	1,860 S.F.	65 SPACES
UNIT 73		
250A	2,000 S.F.	67 SPACES
250B	1,860 S.F.	65 SPACES
250C	1,860 S.F.	65 SPACES
UNIT 74		
251A	2,000 S.F.	67 SPACES
251B	1,860 S.F.	65 SPACES
251C	1,860 S.F.	65 SPACES
UNIT 75		
252A	2,000 S.F.	67 SPACES
252B	1,860 S.F.	65 SPACES
252C	1,860 S.F.	65 SPACES
UNIT 76		
253A	2,000 S.F.	67 SPACES
253B	1,860 S.F.	65 SPACES
253C	1,860 S.F.	65 SPACES
UNIT 77		
254A	2,000 S.F.	67 SPACES
254B	1,860 S.F.	65 SPACES
254C	1,860 S.F.	65 SPACES
UNIT 78		
255A	2,000 S.F.	67 SPACES
255B	1,860 S.F.	65 SPACES
255C	1,860 S.F.	65 SPACES
UNIT 79		
256A	2,000 S.F.	67 SPACES
256B	1,860 S.F.	65 SPACES
256C	1,860 S.F.	65 SPACES
UNIT 80		

Additional Photos



Location Map

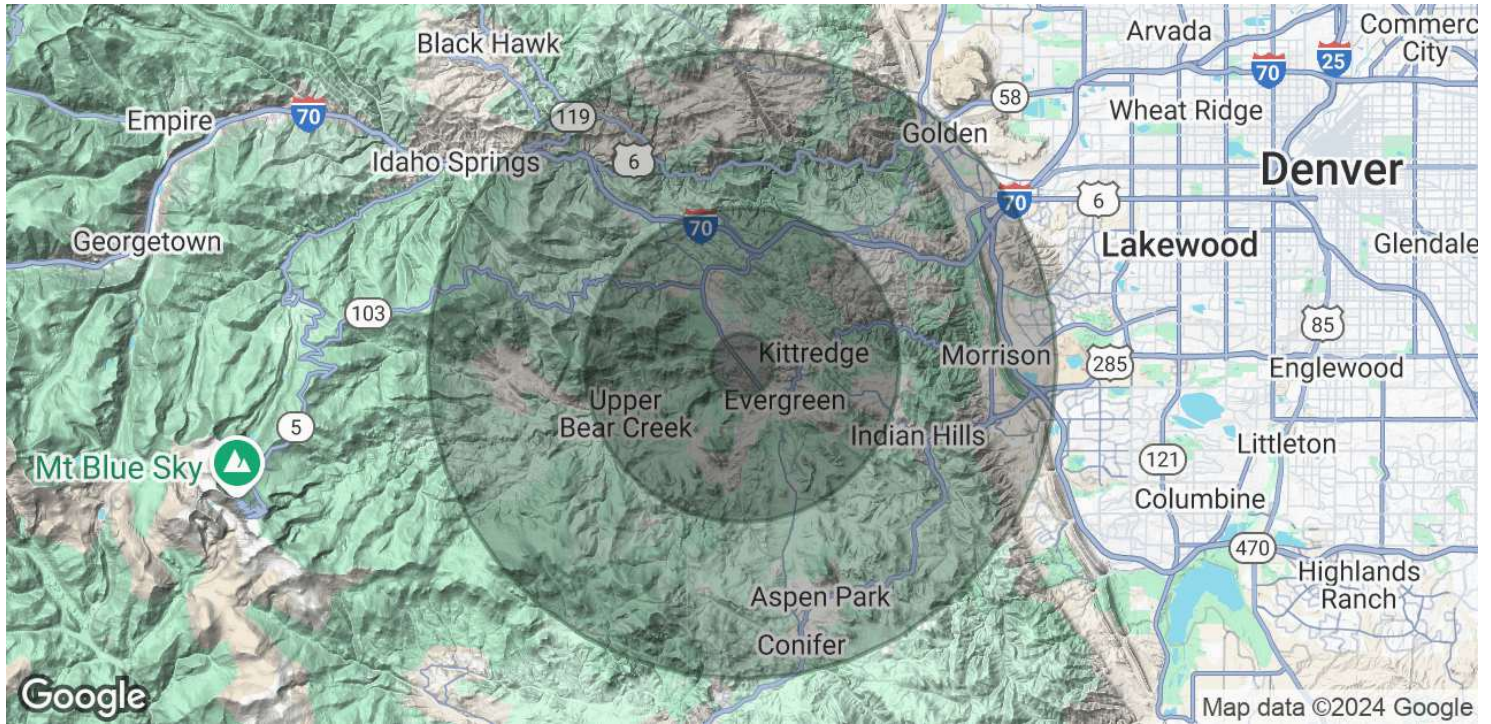


FOR SALE - RETAIL / OFFICE SPACE IN EVERGREEN

\$3,600,000

3719 - 3763 Evergreen Parkway, Evergreen, CO 80439

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,690	23,312	51,216
Average Age	45.8	45.9	46.3
Average Age (Male)	44.5	44.6	45.5
Average Age (Female)	47.5	47.1	46.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	700	9,495	21,223
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$140,455	\$135,607	\$128,505
Average House Value	\$499,942	\$465,022	\$477,957

** Demographic data derived from 2020 ACS - US Census*

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