



FOR SALE - RETAIL / OFFICE SPACE IN EVERGREEN

\$3,600,000

3719 - 3763 Evergreen Parkway, Evergreen, CO 80439



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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

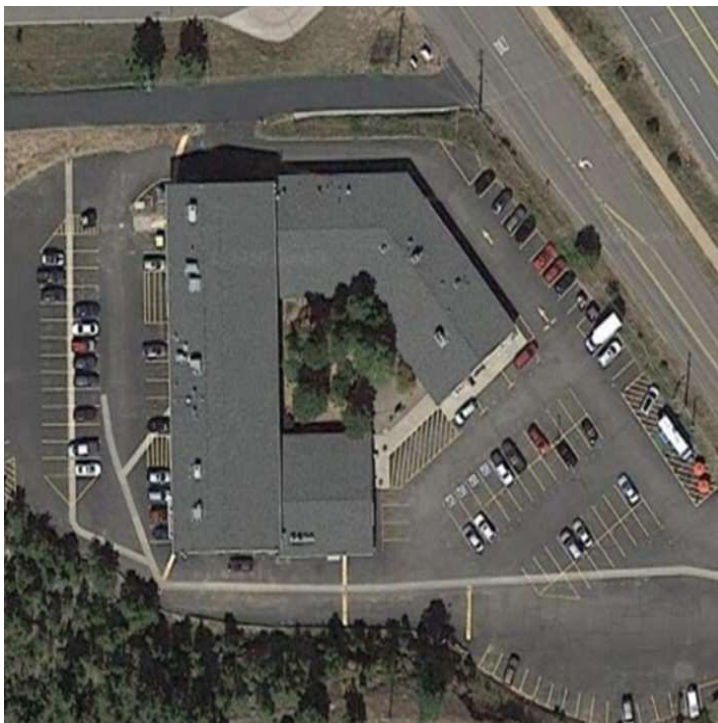
PROPERTY OVERVIEW

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

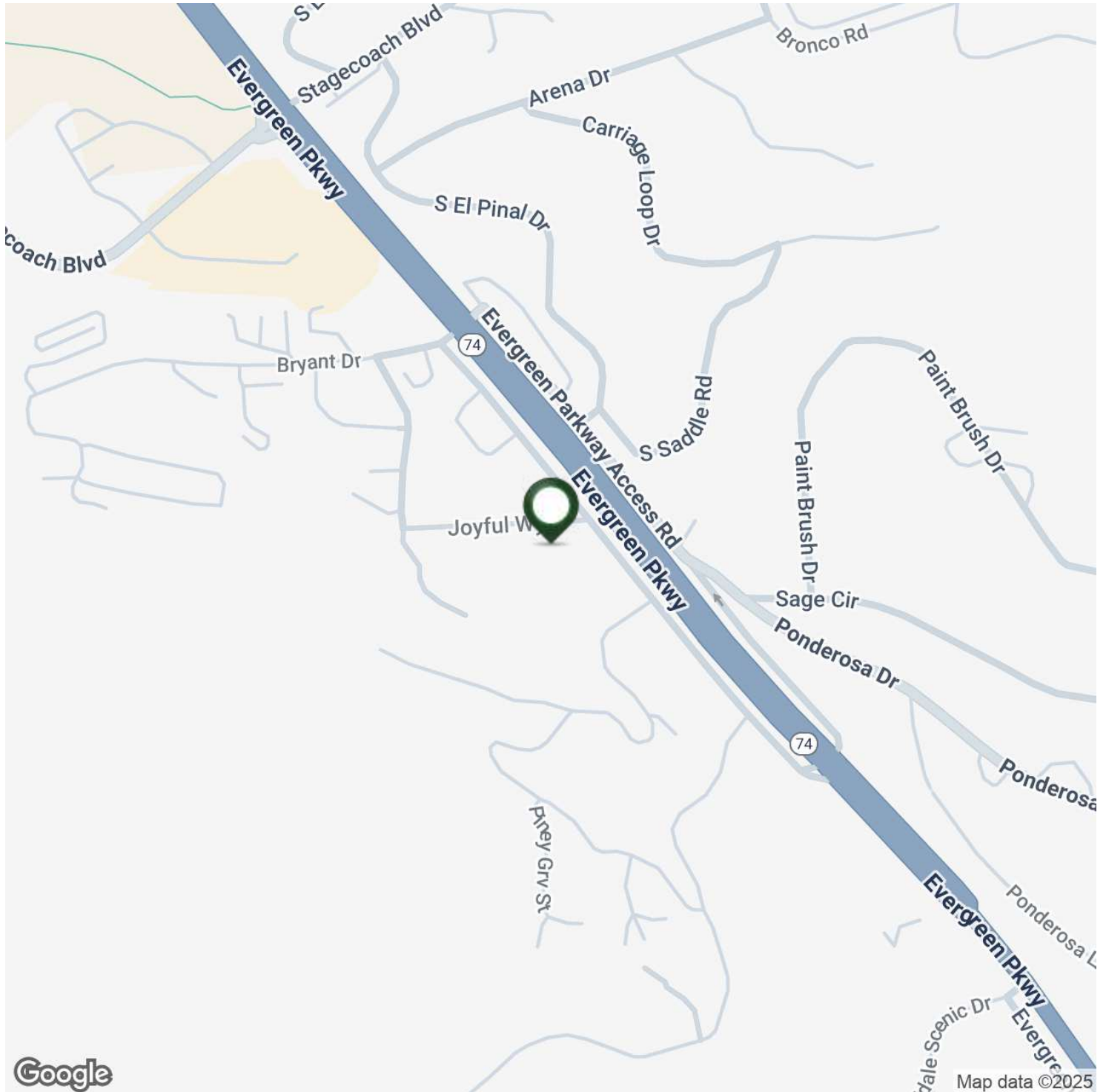
Additional Photos



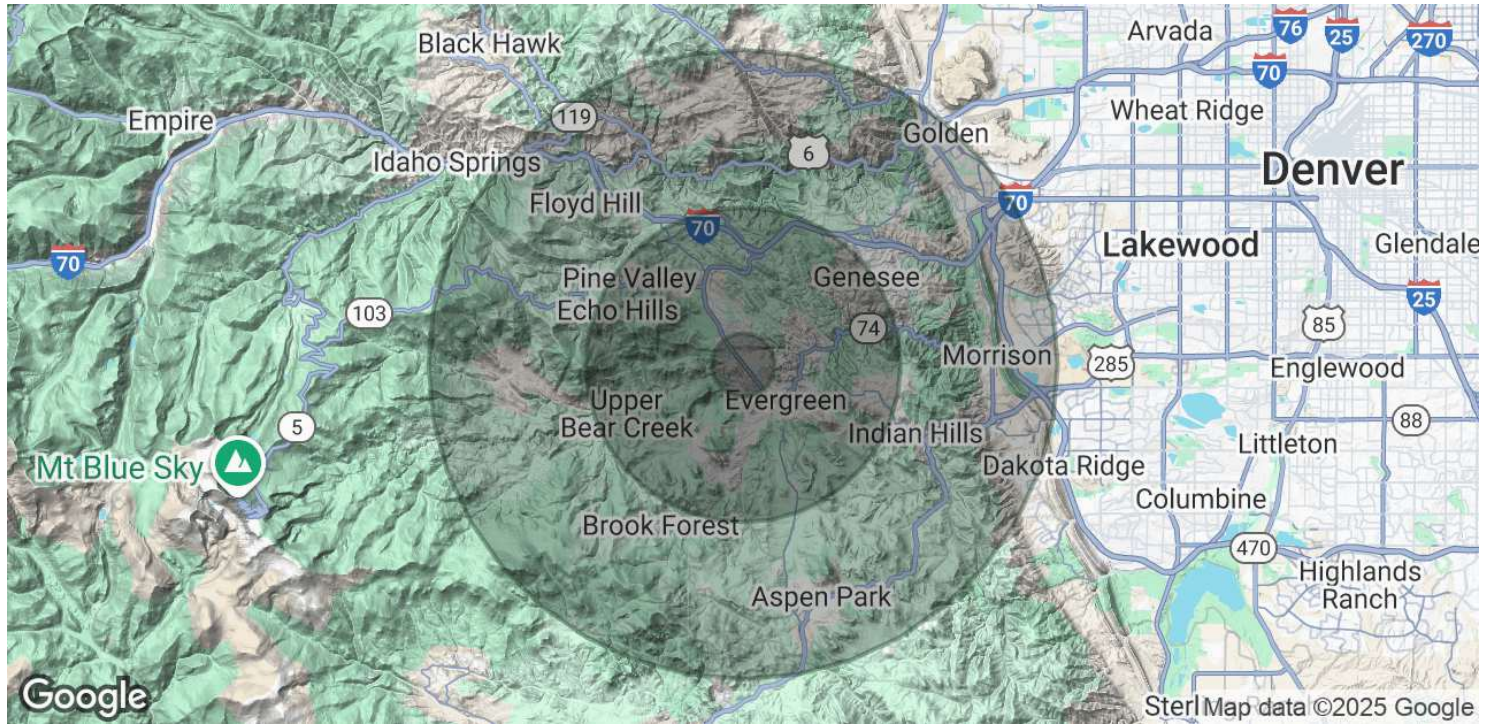
Additional Photos



Location Map



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