



FOR SALE | OFFICE SPACE

\$600,000

30922 Hilltop Drive, Evergreen, CO 80439



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

Evergreen Commercial Group, LLC • PO Box 2229 • Evergreen, CO 80437 • 303.838.2000 x101 • evergreencommercialgroup.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$600,000
Price / SF:	\$218.18
Lot Size:	0.34 Acres
Year Built:	1970
Building Size:	2,750 SF
Zoning:	C-1
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

Rare small standalone office/retail building in central Evergreen, on frontage road. Two floors. Does not include Cell Tower revenue, but will when the Tower is upgraded.

- * Great visibility from Evergreen Pky
- * Easy north south access from Evergreen Pkwy
- * Ample Parking
- * Fully rented
- * Recently renovated
- * Evergreen Metro Water and Sewer

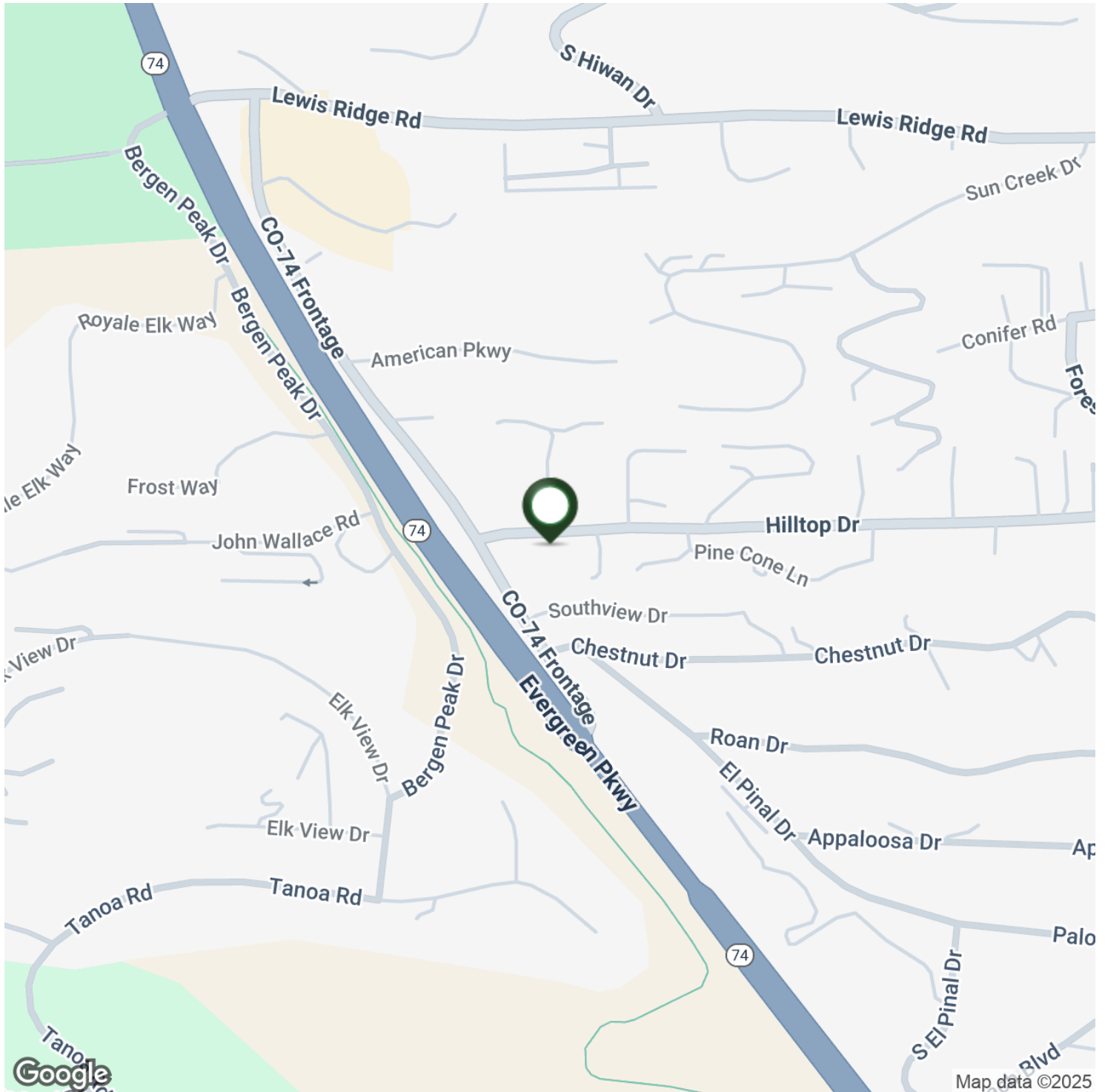
LOCATION OVERVIEW

Discover the perfect blend of nature and convenience in charming Evergreen, CO. Surrounded by the stunning Rocky Mountains, the area offers a tranquil setting for businesses and employees alike. Explore nearby attractions like Evergreen Lake, a haven for outdoor activities, and the bustling Evergreen Downtown Historic District with its unique shops and restaurants. With easy access to Denver just 30 minutes away, the location offers the ideal balance of work and play. Invest in the future of your business in this thriving picturesque community.

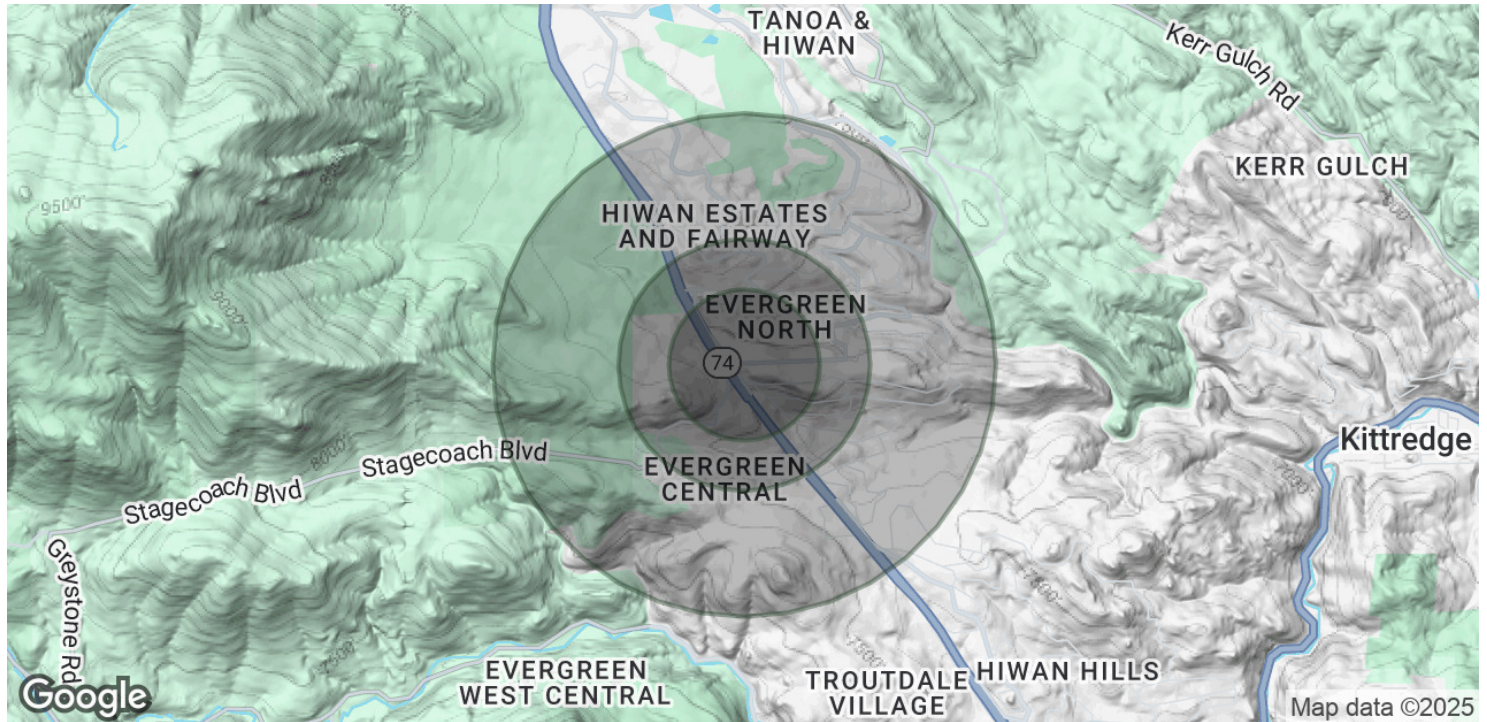




Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	560	1,253	3,038
Average Age	44	45	45
Average Age (Male)	44	44	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	521	1,221
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$167,789	\$181,857	\$202,125
Average House Value	\$896,287	\$948,321	\$1,027,728

Demographics data derived from AlphaMap

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