

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# GENESEE TOWN CENTER

Retail/Office Space For Lease



www.FullerRE.com

**25918, 25938, 25948 & 25958 Genesee Trail Road, Golden, CO 80401**

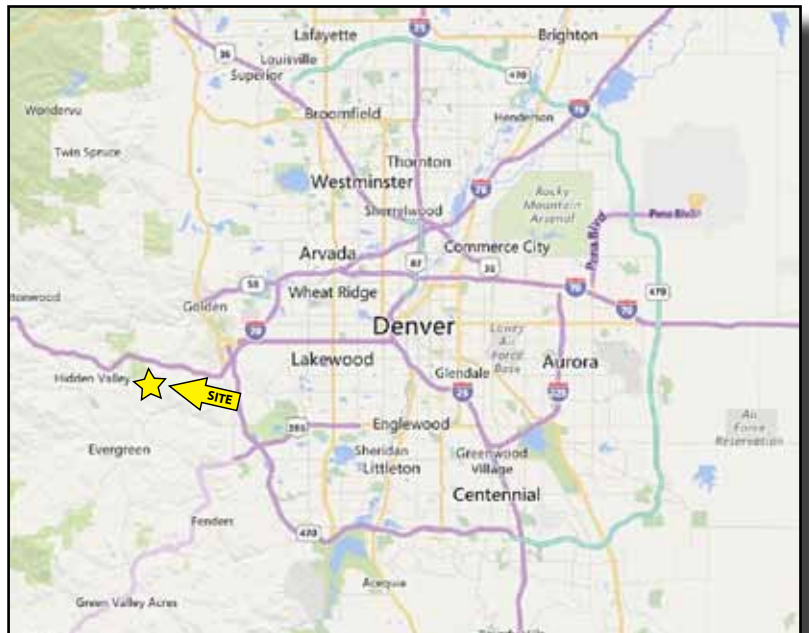
## PROPERTY DETAILS:

- **Space Available:**  
1,100± SF - Retail  
202± SF - Office
- **Lease Rate:**  
Retail: \$16.00/SF NNN  
Office: \$18.00/SF Gross
- **NNN: \$8.18/SF**
- **YOC: 1984**



## PROPERTY HIGHLIGHTS:

- Strong retail strip center in Genesee, just off the Genesee exit of I-70.
- Join Alaris Properties, Christies, Guido's Pizza, and other local and regional tenants.
- Excellent household income over \$183,000 in a 3 mile radius.
- Office & Retail Space Available.



**Fuller Real Estate**  
(303) 534-4822

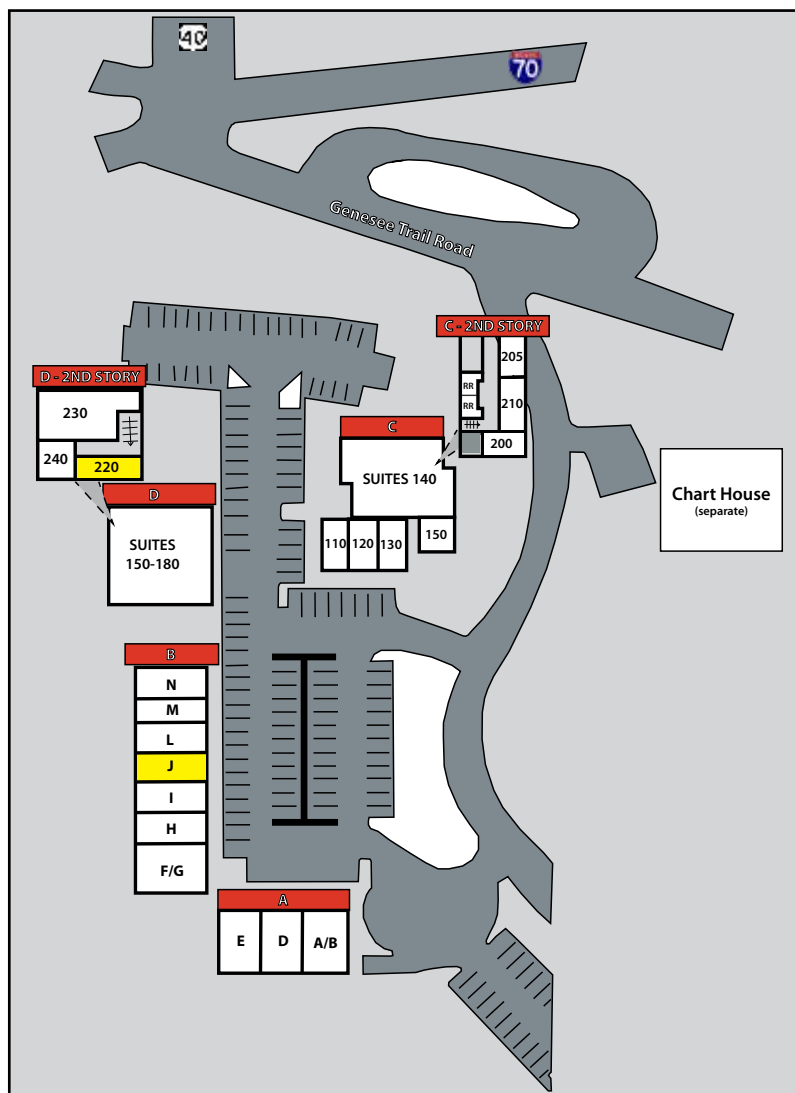
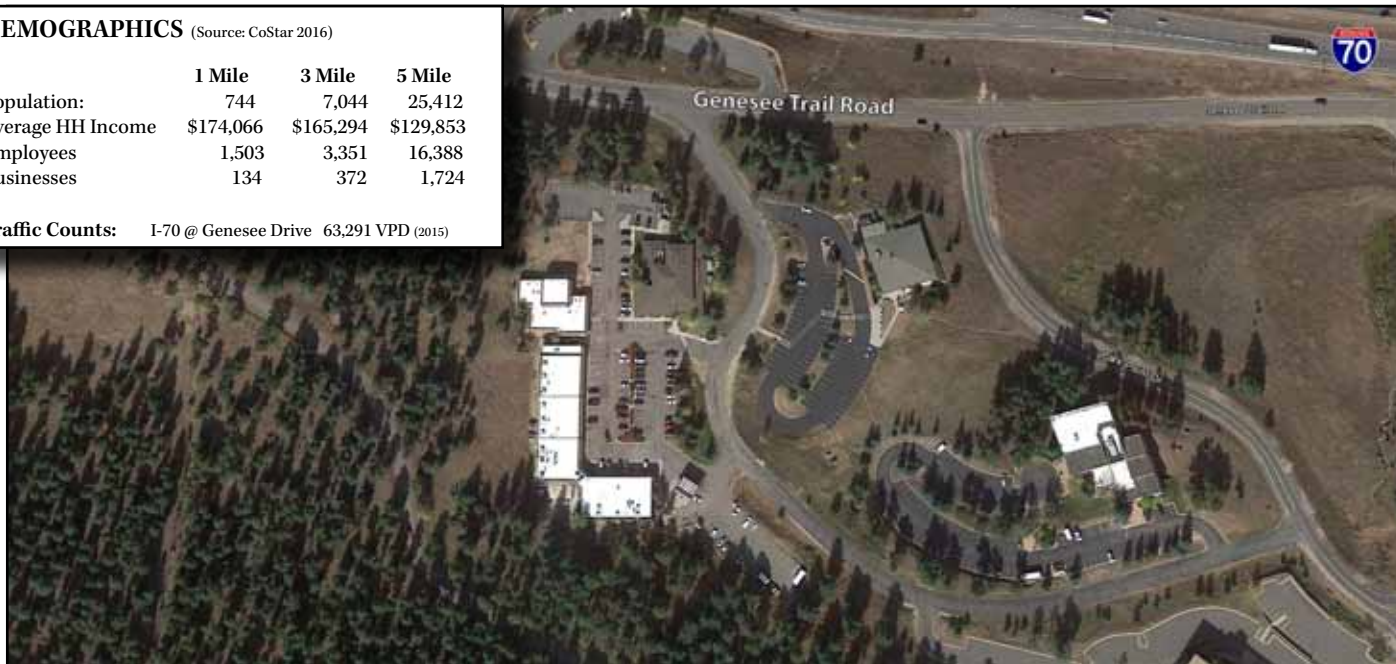
**Mark Fouts**  
720.306.6028 direct  
303.898.4700 mobile  
MFouts@FullerRE.com

©2020 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.

## DEMOGRAPHICS (Source: CoStar 2016)

	1 Mile	3 Mile	5 Mile
Population:	744	7,044	25,412
Average HH Income	\$174,066	\$165,294	\$129,853
Employees	1,503	3,351	16,388
Businesses	134	372	1,724

**Traffic Counts:** I-70 @ Genesee Drive 63,291 VPD (2015)



**A - 25958 Genesee Trail Road**

Suite	Tenant	RSF
A/B	Genesee Country Store	2,871
D	Chiropractor	1,140
E	Alaris Properties (RE)	1,300

**B - 25948 Genesee Trail Road**

Suite	Tenant	RSF
F/G	Pub BBQ	2,090
H	Wine & Spirits	1,324
I	Guido's Pizza	2,208
<b>J</b>	<b>AVAILABLE (former ski/bike)</b>	<b>1,100</b>
L	Candy Land	1,155
M	Buffalo Moon Coffee	945
N	Veterinary Hospital	2,099

**C - 25918 Genesee Trail Road**

Suite	Tenant	RSF
110	TZ Design Studio	675
120	Edward Jones	675
130	Edward Jones	655
140	Christies	5,057
150	Christies	1,650
200	Apt. Rented	912
205-210	Genesee Dental	1,489

**D - 25938 Genesee Trail Road**

Suite	Tenant	RSF
150-180	Mountain Fitness	4,755
<b>220</b>	<b>Office AVAILABLE</b>	<b>202</b>
230	Leased	718
240	Wahalen	437