

16399 S GOLDEN RD UNIT D

Golden, CO 80401



PROPERTY HIGHLIGHTS

- Multi-Tenant Retail
- Great West Denver Location
- Monument Signage
- Located near I-70, 6th Ave & C-470 in Golden
- Easy Highway Access
- Easy Access along Golden Rd. and to Colfax
- Busy, well-established location

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Modified Gross	Plus Utilities
Number of Units:	14
Available SF:	1,800 SF
Building Size:	13,230 SF
Zoning	C-1
Year Built	1979
Parking	90 Shared Spaces
Frontage	348' on Golden Rd



BRANDI SPENCER

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brandi@algcommercial.com

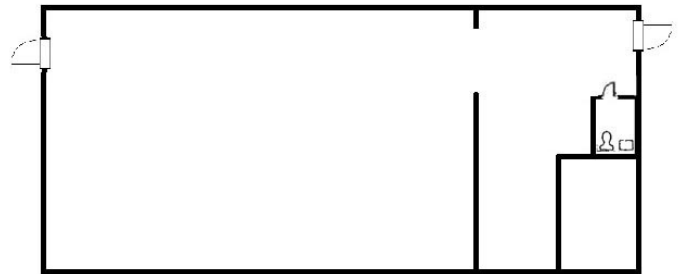
ALG COMMERCIAL

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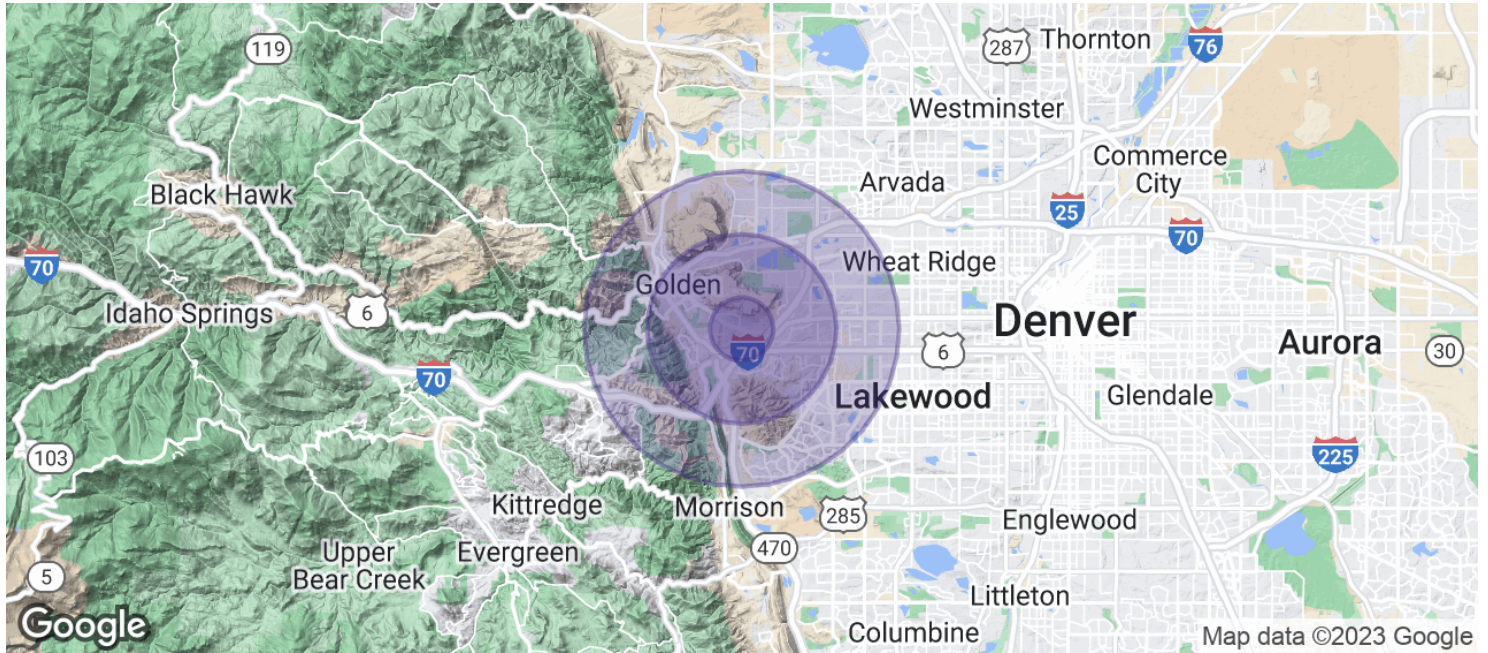
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,176	49,812	129,217
Average Age	31.6	38.3	40.8
Average Age (Male)	32.0	37.6	39.7
Average Age (Female)	33.5	40.5	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,579	20,508	53,613
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$87,773	\$103,643	\$109,334
Average House Value	\$306,783	\$422,107	\$450,657

* Demographic data derived from 2020 ACS - US Census



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