

760-800 EAST KIOWA AVENUE

COUNTRYSIDE VILLAGE

ELIZABETH • CO 80107



“Elbert County is one of the **TOP 10** fastest growing counties in the nation - *TownofElizabeth.org*”



» JASON F. KINSEY
303 283 4598
jason.kinsey@colliers.com

» BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com

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RETAIL SPACE

FOR LEASE

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DEMOGRAPHICS

Source: ESRI 2015 Estimates

	3 MILES	5 MILES	10 MILES
Population	5,093	9,621	25,111
Average HH Income	\$111,496	\$115,796	\$133,491
Employees	1,857	2,516	5,346

PROPERTY INFORMATION

Retail Availability: 720-3,540 SF
 Office Availability: 240-2,560 SF
 Lease Rate: Contact Broker
 NNN: Contact Broker

HIGHLIGHTS

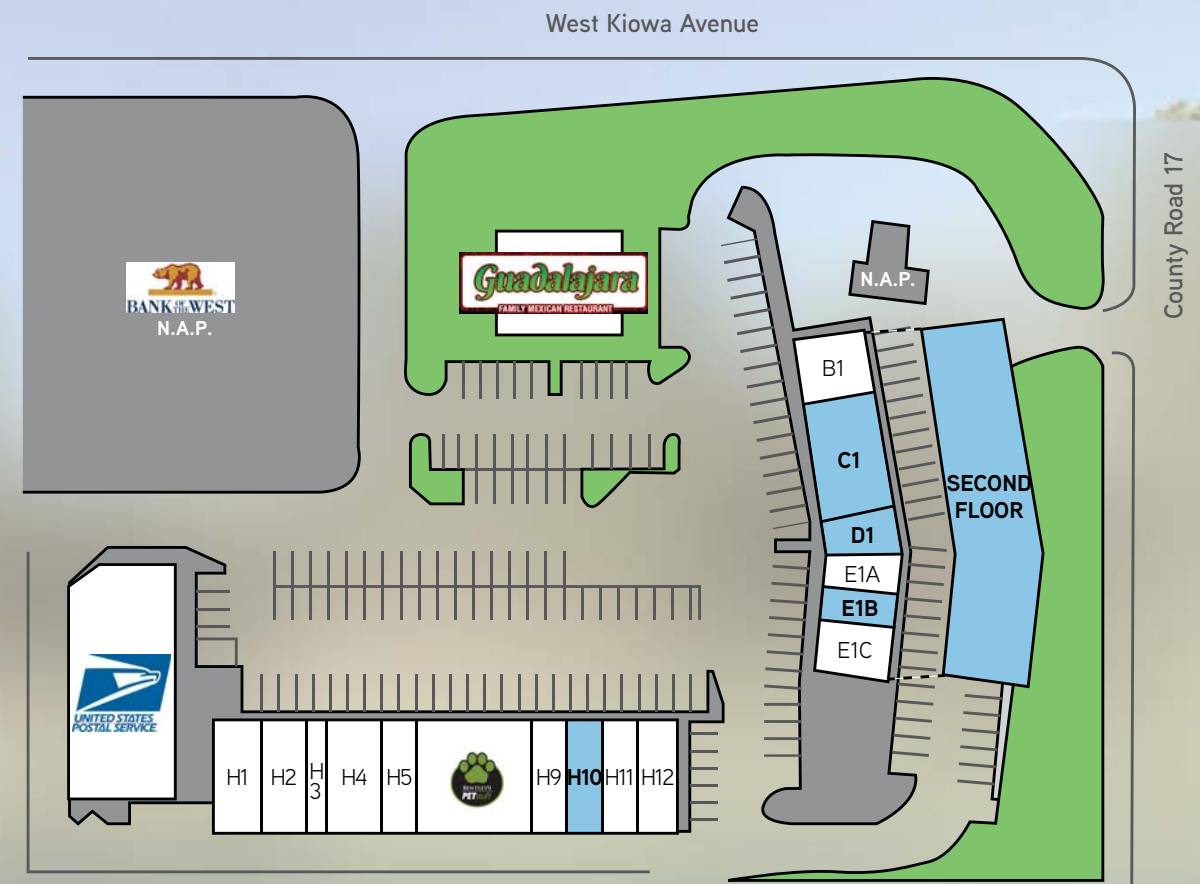
- High income area
- USPS located in center. All residents of Elizabeth must pick up their mail at this location
- Great tenant mix

TRAFFIC COUNTS

Source: MPSI 2014 Estimates

East Kiowa Road West of CR 17:	11,000 VPD
East Kiowa Road East of CR 17:	9,048 VPD

SITE PLAN



TENANTS

B1	Vapez	H2	Karen L. Tate Public Accountant
C1	AVAILABLE - 2,560 SF	H3	White Wolf Medicine
D1	AVAILABLE - 980 SF	H4	Furtastic Friends Grooming
E1A	Taylor Mortgage Group	H5	Charlie's Hot Dogs
E1B	AVAILABLE - 720 SF	H6-H8	Bentley's Pet Stuff
2ND FLOOR	AVAILABLE - 250-2,560 SF OFFICE	H9	Sizzor Magic
E1C	Convenience Store	H10	AVAILABLE - 1,200 SF
H1	Grumpy's Coffee	H11	Cherry Creek Properties
		H12	Timberline Family Dentist



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4643 South Ulster Street
 Suite 1000 » Denver, CO 80237
 colliers.com/denver