EVERGREEN
COMMERCIAL GROUP, LLC

FOR SALE | RETAIL SPACE

**11873 SPRINGS ROAD: $1,050,000.00 11863 SPRINGS ROAD: $1,000,000.00**

# 11873 & 11863 Springs Road, Conifer, CO 80433




**William A. (Bill) Downes**
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## 11873 & 11863 Springs Road, Conifer, CO 80433

Executive Summary




### OFFERING SUMMARY

| | |
|---|---|
| **Sale Price:** | 11873: $1,050,000.0011863: $1,000,000.00 |
| **Price / SF:** | |
| **Lot Size:** | 106,769 SF |
| **Year Built:** | 1980 |
| **Building Size:** | 17,528 SF |
| **Zoning:** | Commercial PD |
| **Market:** | Denver Foothills |
| **Submarket:** | Conifer |

### PROPERTY OVERVIEW

Highly Desirable Commercial Center for Sale!

### LOCATION OVERVIEW

Retail Center located off Hwy 285 in desirable location
Complex consists of two free standing buildings with a mix of office and retail space/executive suites
Anchor tenants are Snowpack Taproom & Fireside Arts & Music in Building 2 and Conifer Bike Shop and Evergreen Commercial Group in Buidling 1
Ample parking

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**11863 - 11873 Springs Road, Conifer, CO 80433**

Additional Photos

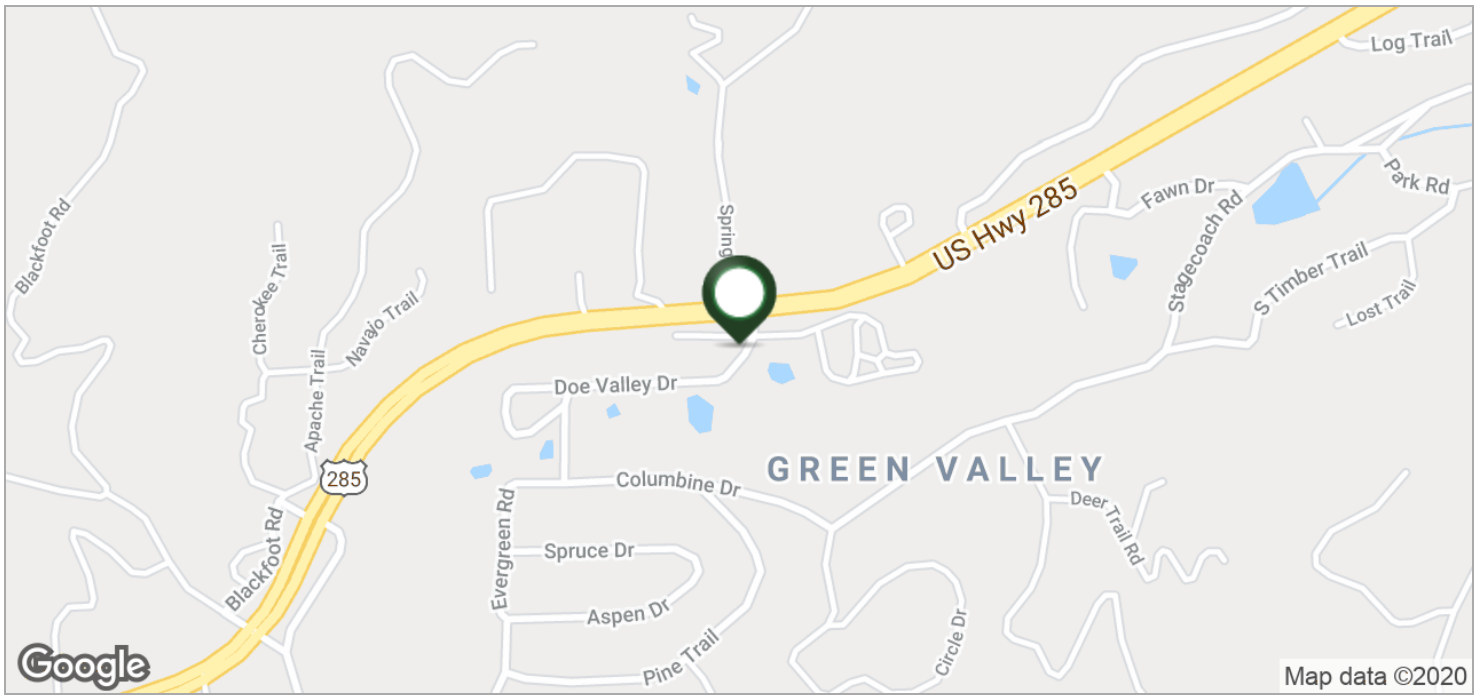


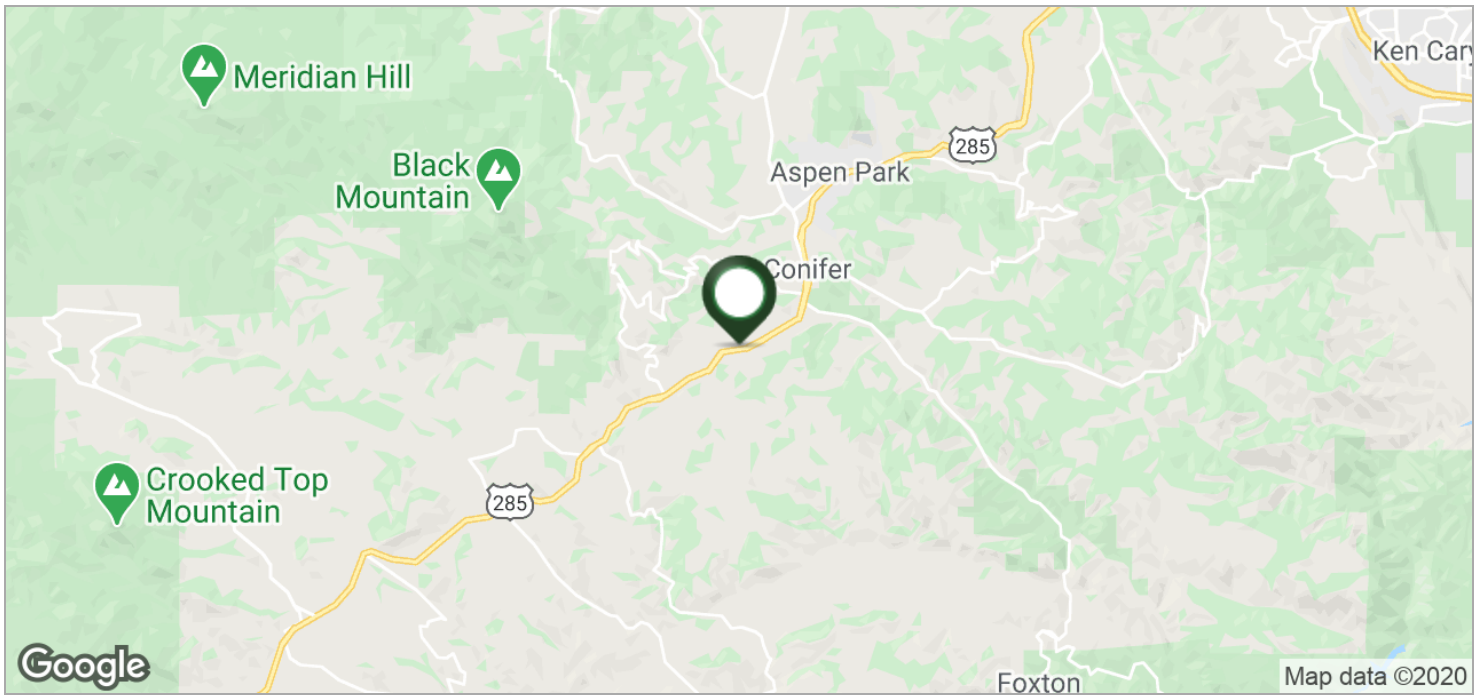




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Location Maps




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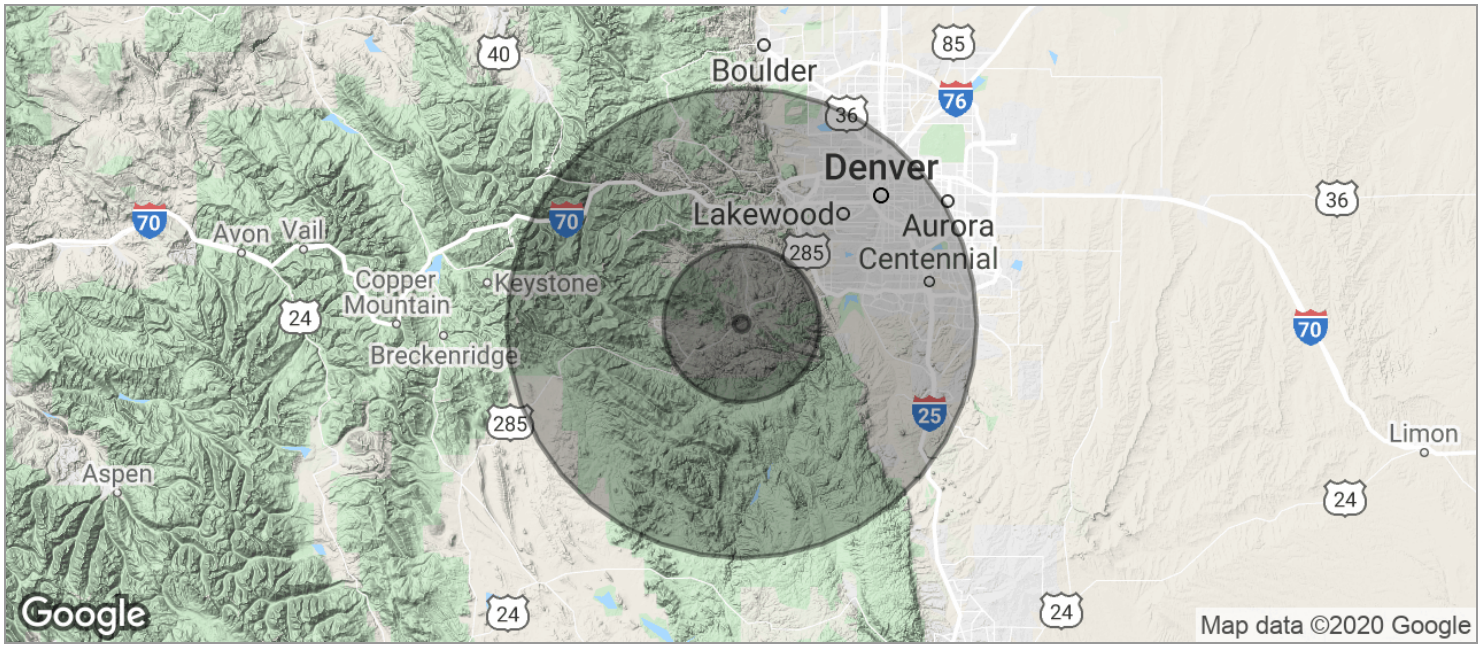
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## 11863 - 11873 Springs Road, Conifer, CO 80433

Demographics Map




| POPULATION | 1 MILE | 10 MILES | 30 MILES |
|---|---|---|---|
| TOTAL POPULATION | 374 | 33,139 | 1,447,159 |
| MEDIAN AGE | 45.6 | 45.0 | 38.0 |
| MEDIAN AGE (MALE) | 44.9 | 44.5 | 37.2 |
| MEDIAN AGE (FEMALE) | 46.1 | 45.5 | 39.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 10 MILES | 30 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 143 | 13,288 | 597,475 |
| # OF PERSONS PER HH | 2.6 | 2.5 | 2.4 |
| AVERAGE HH INCOME | $115,969 | $111,709 | $83,520 |
| AVERAGE HOUSE VALUE | $412,019 | $420,731 | $336,529 |

** Demographic data derived from 2010 US Census*

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