

**FOR SALE**


1607 WASHINGTON AVE, GOLDEN, CO 80401

OFFICE BUILDING FOR SALE**PROPERTY INFORMATION**

- Building Size: 2,720 SF
- Land Size: 5,235 SF
- Built in 1956
- 6 Parking Spaces
- Upstairs is a former Dentist Office, available for owner/user
- Downstairs is 4 bedrooms separately rented out (more details upon request)

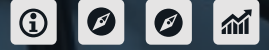
This charming building is located blocks from Downtown Golden, and even closer to the Colorado School of Mines. It has an amazing view of South Table Mountain. Golden is the home of Coors Brewery and the Colorado Railroad Museum. And is a short walk to Clear Creek Whitewater Kayaking Park, a little farther to trail hikes, and a short drive to many more area amenities.

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AREA RETAILERS



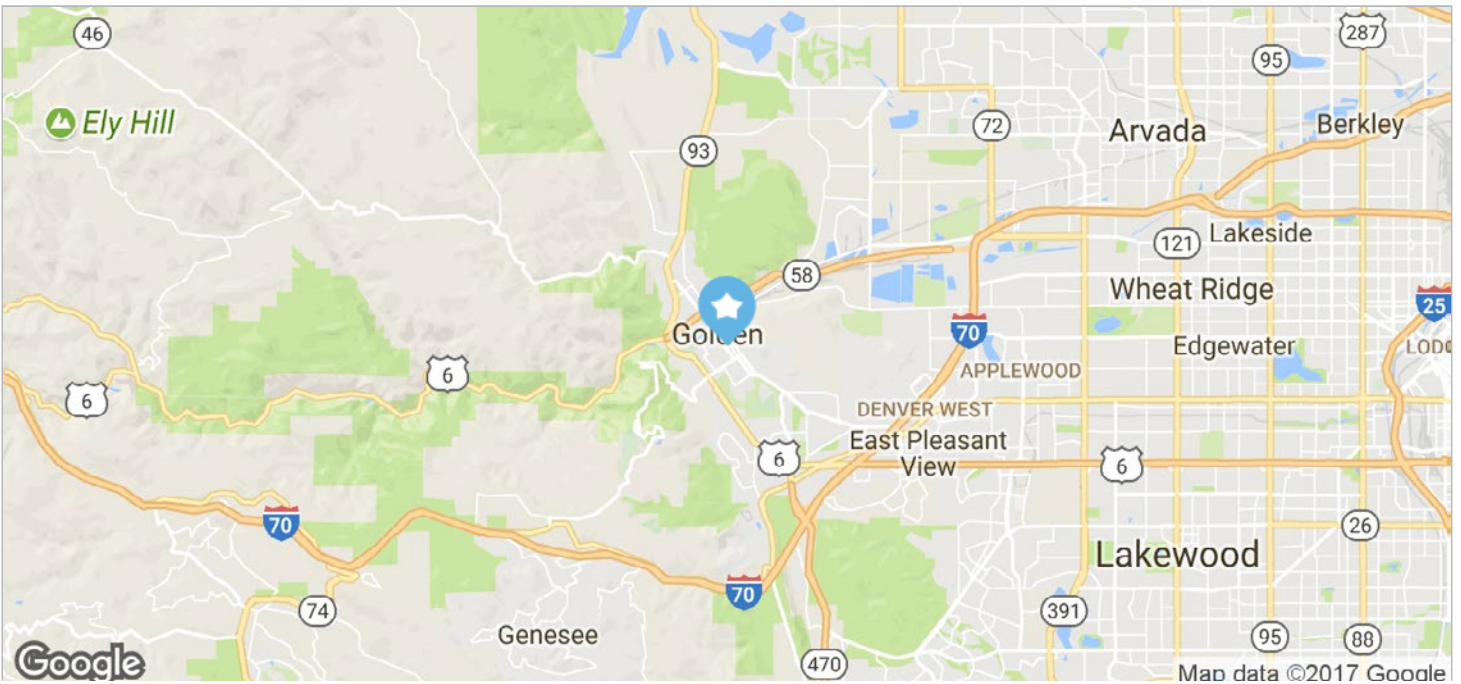
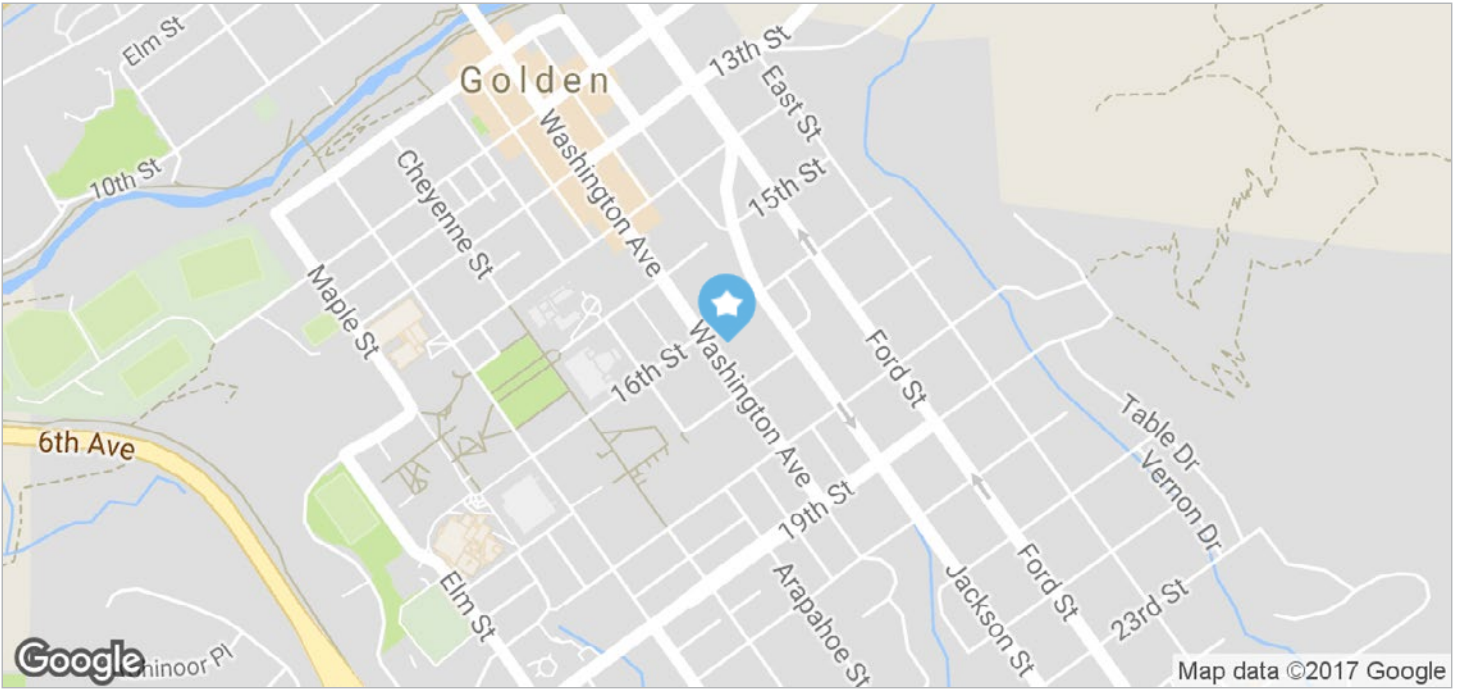
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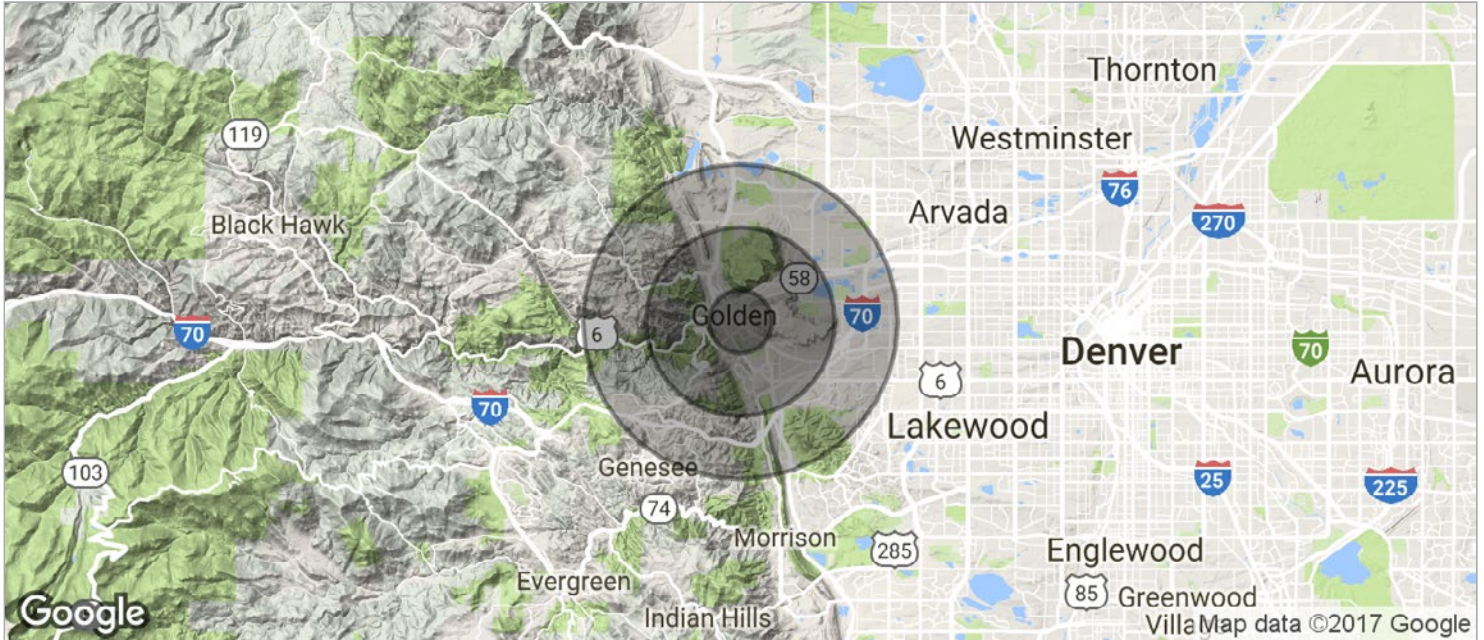
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DEMOGRAPHICS

**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,940	23,617	55,842
MEDIAN AGE	32.0	35.9	40.2
MEDIAN AGE (MALE)	30.6	34.8	39.6
MEDIAN AGE (FEMALE)	33.7	37.3	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,565	10,123	23,508
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$69,208	\$78,746	\$93,825
AVERAGE HOUSE VALUE	\$352,525	\$371,829	\$411,233

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