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Genesee Town Center Retail/Office Space

25918, 25938, 25958 Genesee Trail Road, Golden, CO 80401

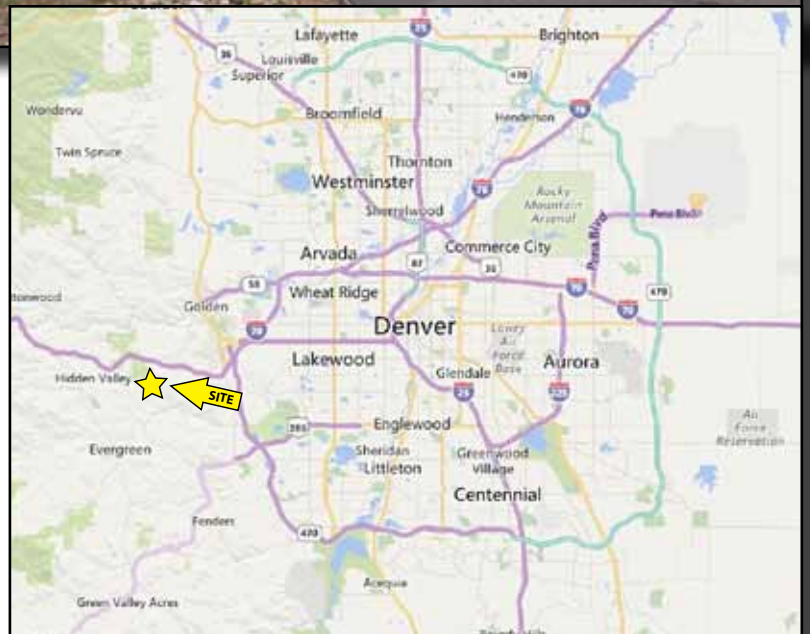
PROPERTY DETAILS:

- **Space Available:**
1,100± SF - Retail
202± SF - Office
- **Lease Rate:**
Retail: \$16.00/SF NNN
Office: \$18.00/SF Gross
- **NNN: \$8.06/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.



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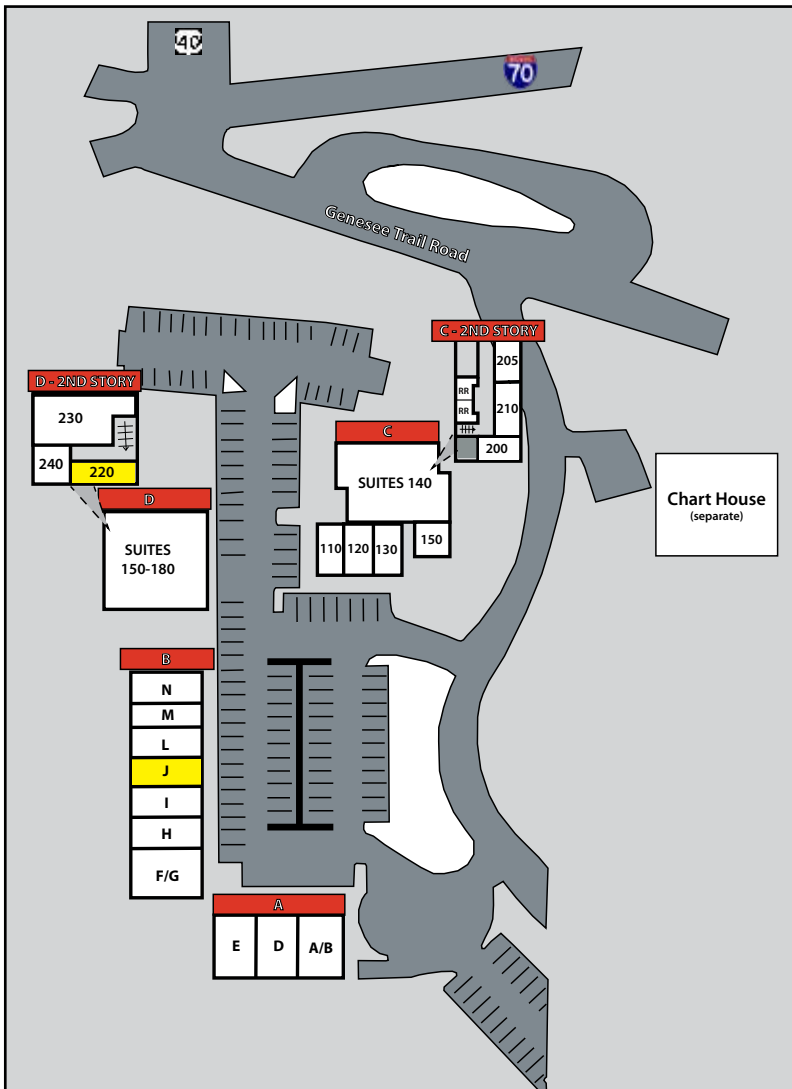




DEMOGRAPHICS (Source: CoStar 2016)

	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
J	AVAILABLE (former ski/bike)	1,100
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
220	Office AVAILABLE	202
230	Leased	718
240	Wahalen	437