



NEW PRICE! FOR SALE | RETAIL SPACE

\$1,100,000

16 Mt Evans Blvd, Pine, CO 80470



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Executive Summary



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,100,000
<b>Price / SF:</b>	\$98.41
<b>Lot Size:</b>	1.334 Acres
<b>Year Built:</b>	2000
<b>Building Size:</b>	11,178 SF
<b>Market:</b>	Denver Foothills
<b>Submarket:</b>	Pine

**PROPERTY OVERVIEW**

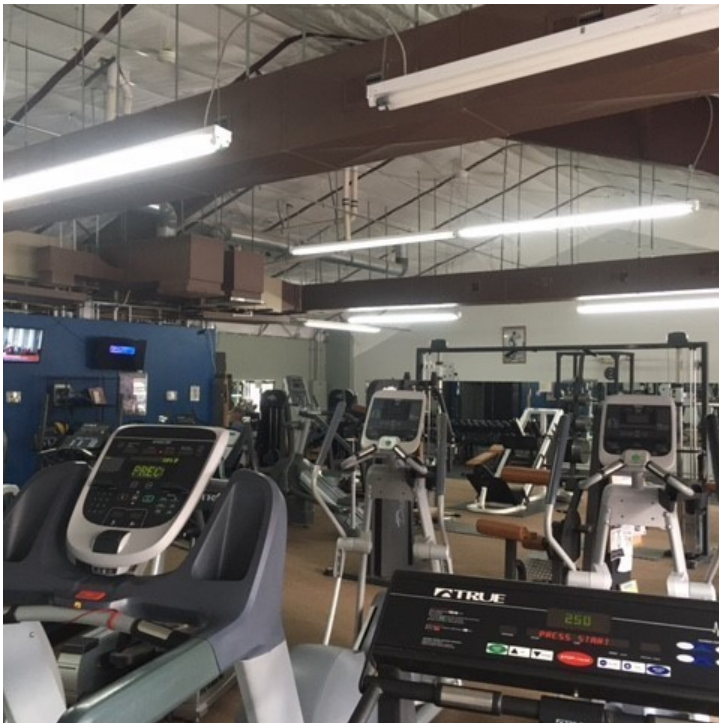
This property is FULLY LEASED!

Great purchase opportunity for multi-tenant retail property. Several existing and remaining Tenants. Great location in the growing mountain community of Pine. Located at the intersection of Hwy 285 & Mt. Evans Blvd.

**LOCATION OVERVIEW**

Located at the stoplight in the mountain community of Pine Junction, this retail property is highly visible. This property is conveniently located between Conifer and Bailey and has become a weekend destination. The Post Office, a popular lumber yard and other shops are within walking distance.

Additional Photos





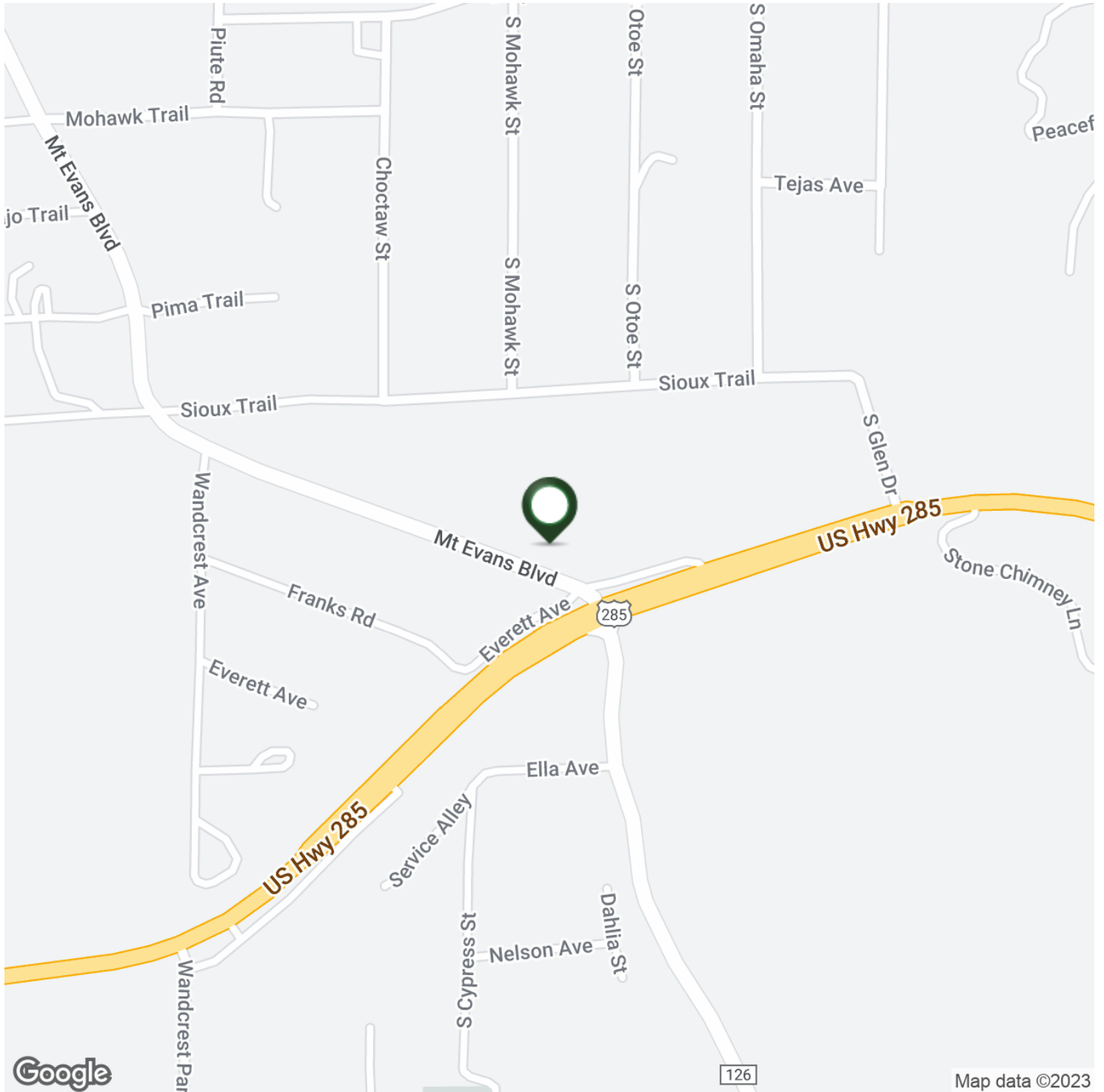


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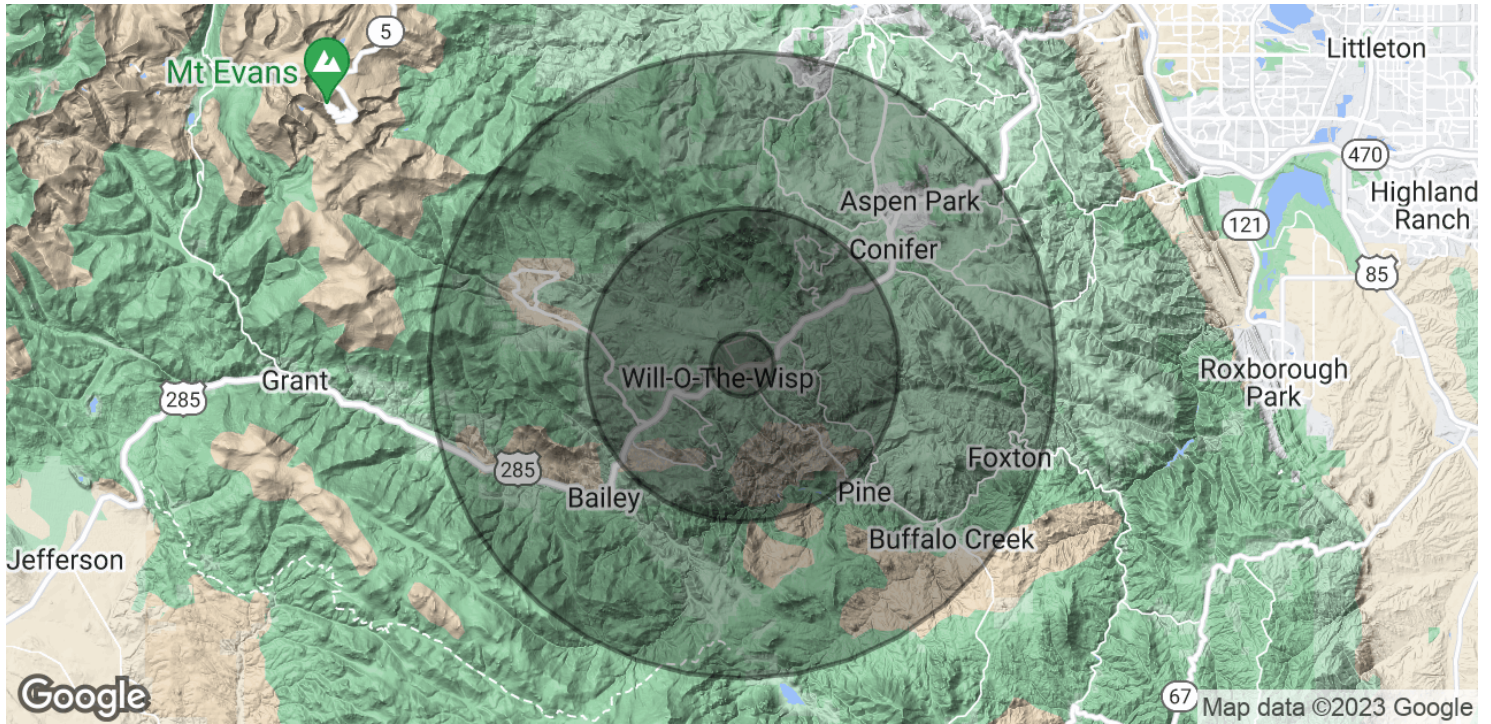
Location Maps



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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	274	4,962	18,843
Average age	45.5	45.0	45.0
Average age (Male)	44.6	44.2	44.2
Average age (Female)	46.1	45.6	45.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	107	1,970	7,648
# of persons per HH	2.6	2.5	2.5
Average HH income	\$110,506	\$105,217	\$103,284
Average house value	\$430,792	\$393,296	\$411,295

\* Demographic data derived from 2020 ACS - US Census