



FOR LEASE | RETAIL & OFFICE SPACE

\$10.00/RSF NNN

25997 Conifer Road, Conifer, CO 80433



*25997 Conifer Road  
Conifer, CO 80433*

**William A. (Bill) Downes**  
billdownes@evergreencommercial.net  
303.838.2000 x101

Executive Summary



**OFFERING SUMMARY**

<b>Available SF:</b>	311 SF
<b>Lot Size:</b>	14,500 SF
<b>Year Built:</b>	1956
<b>Building Size:</b>	4,772 SF
<b>Renovated:</b>	2022
<b>Zoning:</b>	Commercial
<b>Market:</b>	Denver Foothills
<b>Submarket:</b>	Conifer

**PROPERTY OVERVIEW**

Light and bright units. The upstairs units enjoy a shared common area includes reception, conference room, kitchen and bathroom. Neteo high-speed internet services the building! Great tenants include Healthy Smiles Dental, and Rocky Mountain Wraps, along with other quiet office tenants.

**LOCATION OVERVIEW**

Conveniently located in the heart of Aspen Park US Hwy 285 & Conifer Road. Arguably the best visibility from Highway 285 in Aspen Park. 2 blocks from King Soopers grocery store. Next to the main fill-up station and the RTD Park & Ride in Aspen Park.

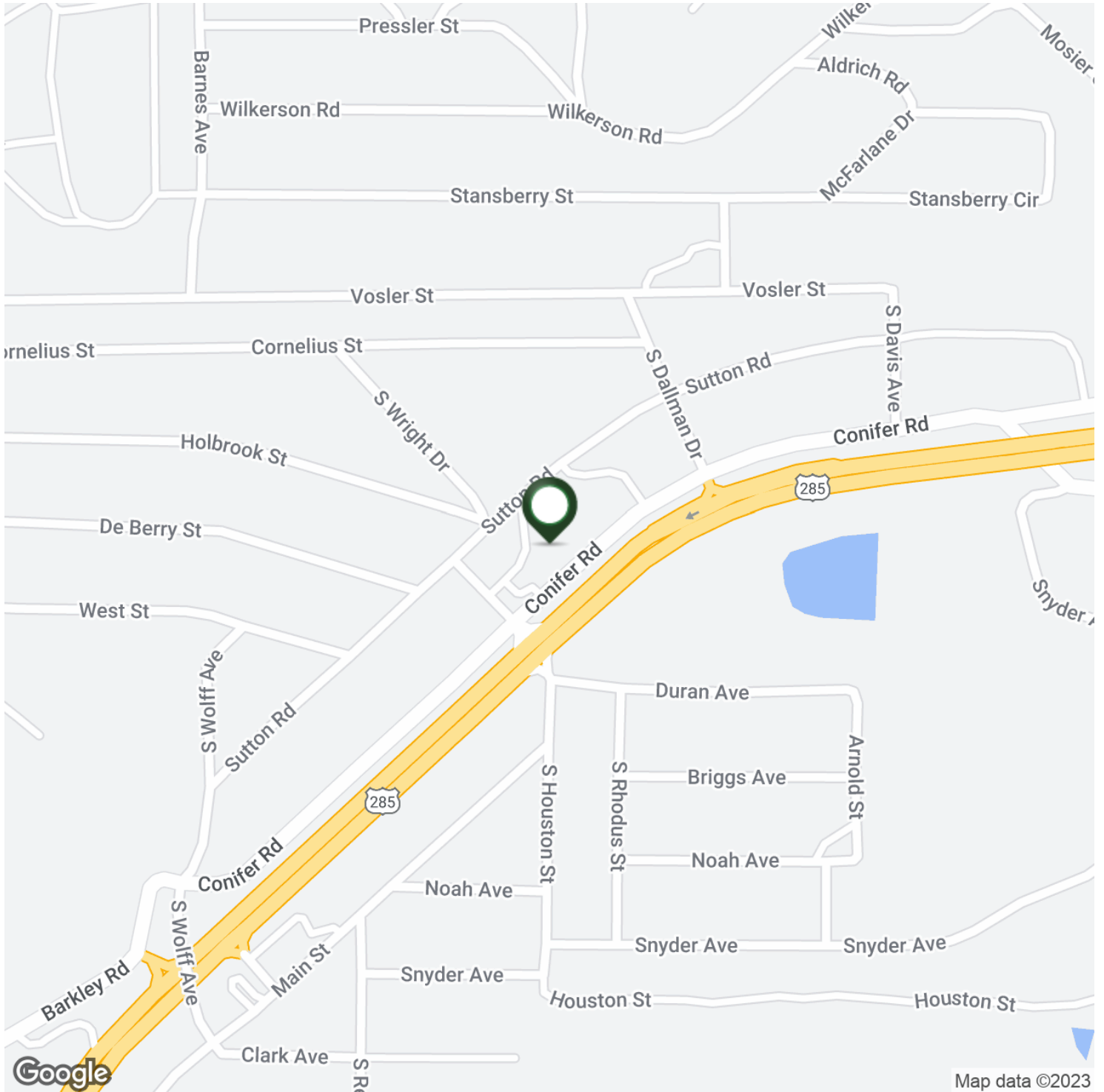


FOR LEASE | RETAIL & OFFICE SPACE

\$10.00/RSF NNN

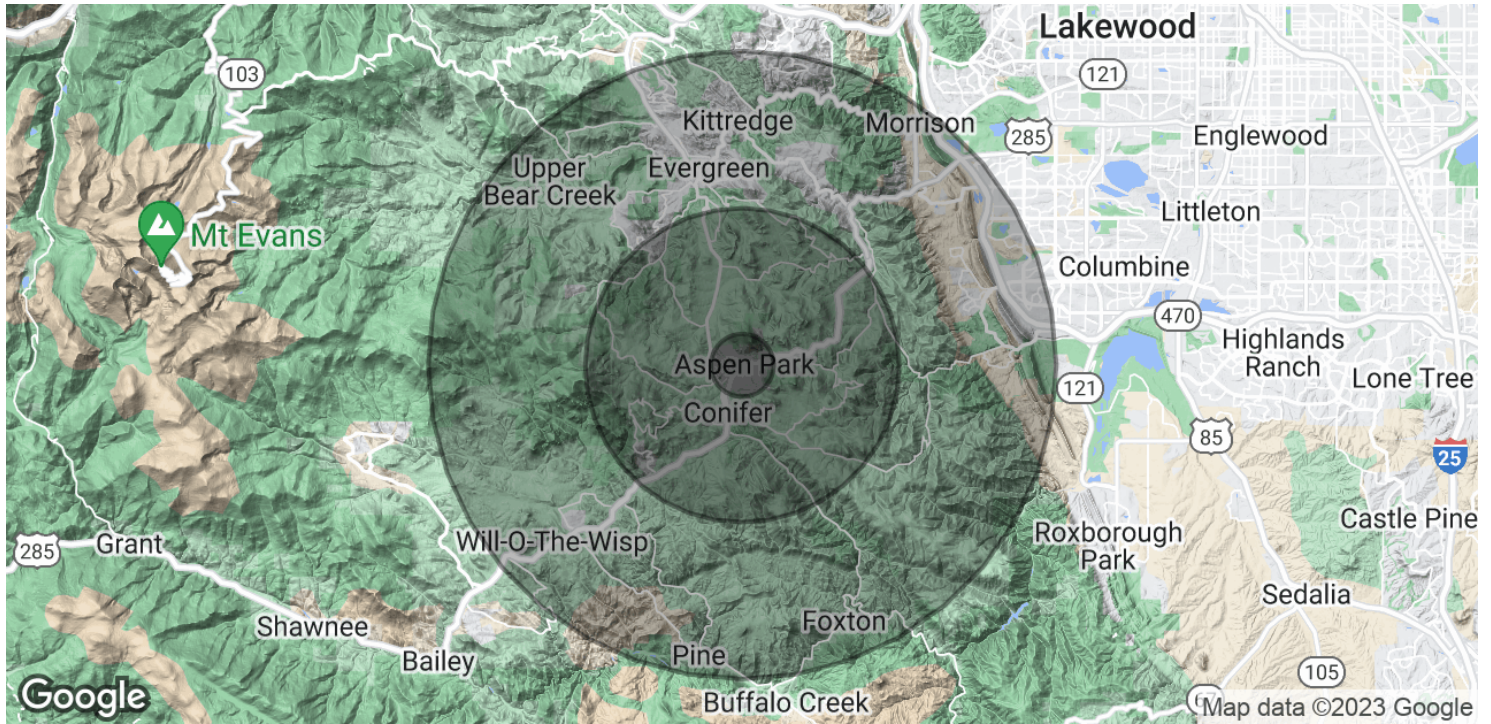
25997 Conifer Road, Conifer, CO 80433

Location Maps



**William A. (Bill) Downes**  
billdownes@evergreencommercial.net  
303.838.2000 x101

Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	565	13,178	51,840
Average age	47.0	46.1	45.1
Average age (Male)	48.3	46.2	44.7
Average age (Female)	46.5	46.2	45.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	227	5,383	20,334
# of persons per HH	2.5	2.4	2.5
Average HH income	\$118,787	\$109,492	\$130,195
Average house value	\$440,025	\$429,362	\$478,077

\* Demographic data derived from 2020 ACS - US Census