



FOR LEASE | RETAIL SPACE

\$12.00 SF/YR NNN

1 Delwood Drive, Bailey, CO 80421



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William A. (Bill) Downes
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Todd Bastian
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Executive Summary



OFFERING SUMMARY

Available SF:	1 Acres
Lease Rate:	\$12.00 - SF/RSF NNN
Year Built:	1973
Renovated:	2019
Zoning:	Commercial
Market:	Denver Foothills
Submarket:	Bailey

PROPERTY OVERVIEW

409 SF OF RETAIL SPACE AVAILABLE

LOCATION OVERVIEW

Great location off of Highway 285.
Easy East/West Access at the top of Crow Hill.
Southern exposure with ample parking.

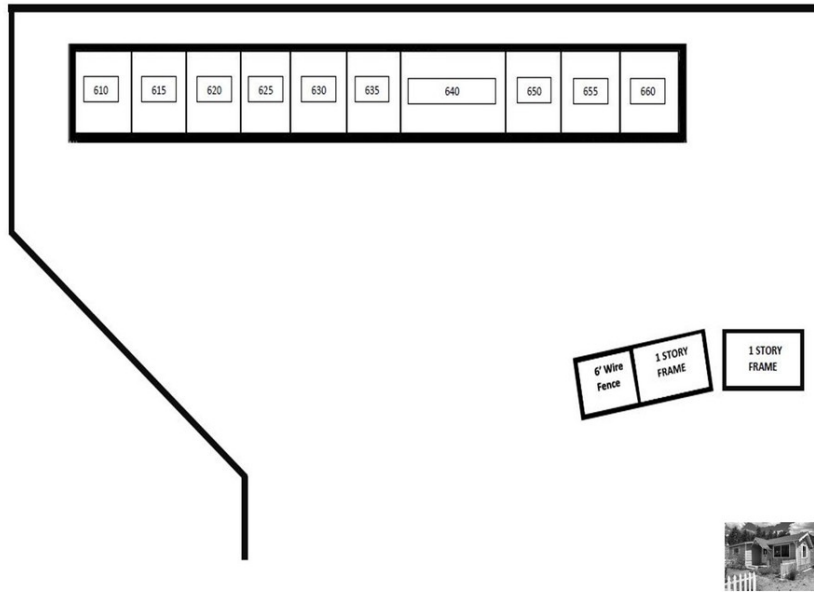


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Lease Spaces



LEASE INFORMATION

Lease Type: Ground Lease Term: Negotiable
 Total Space: 818 SF Lease Rate: \$800.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Land for Lease	Available	1 Acres	Ground Lease	\$800 per month	-

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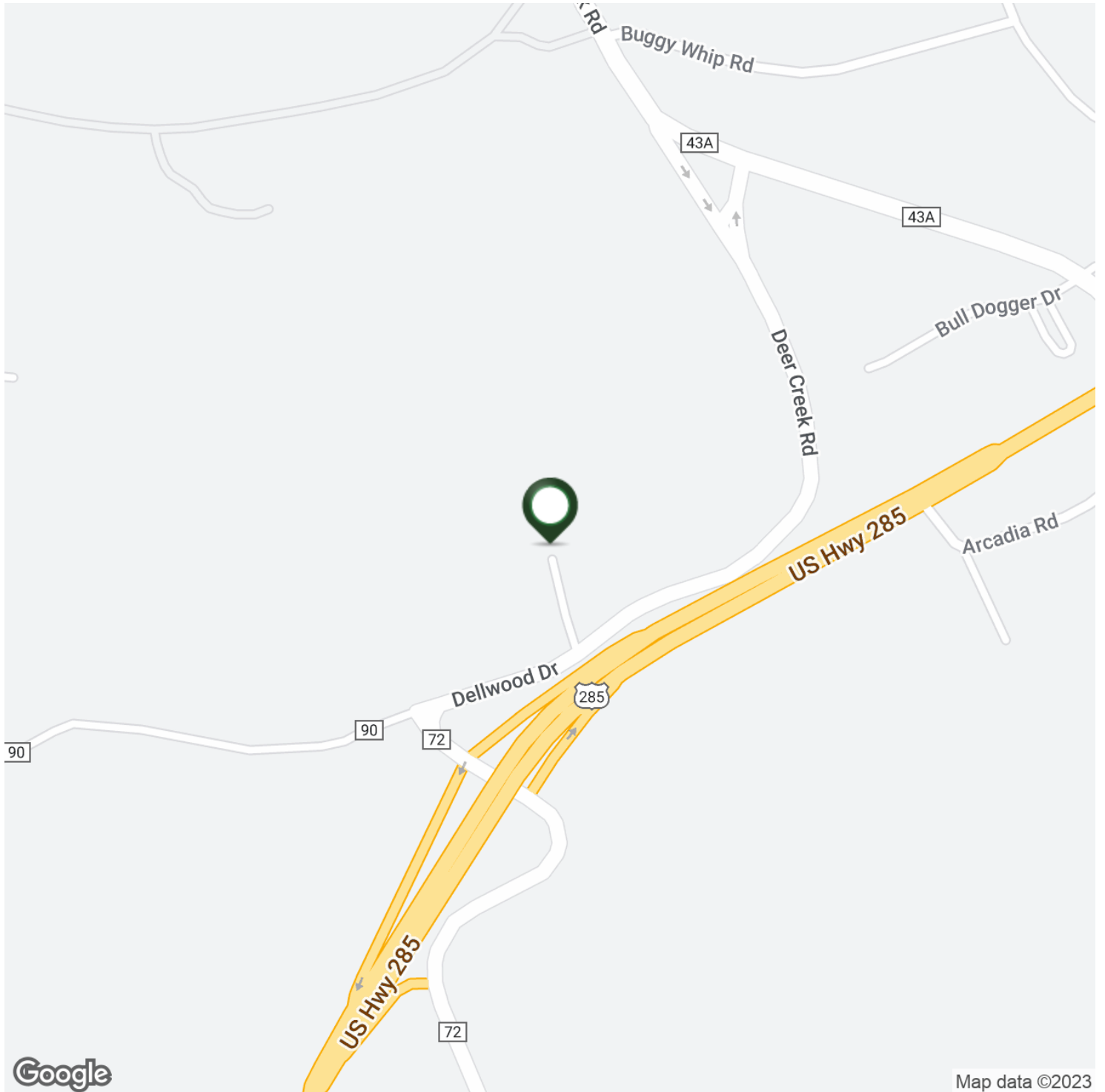


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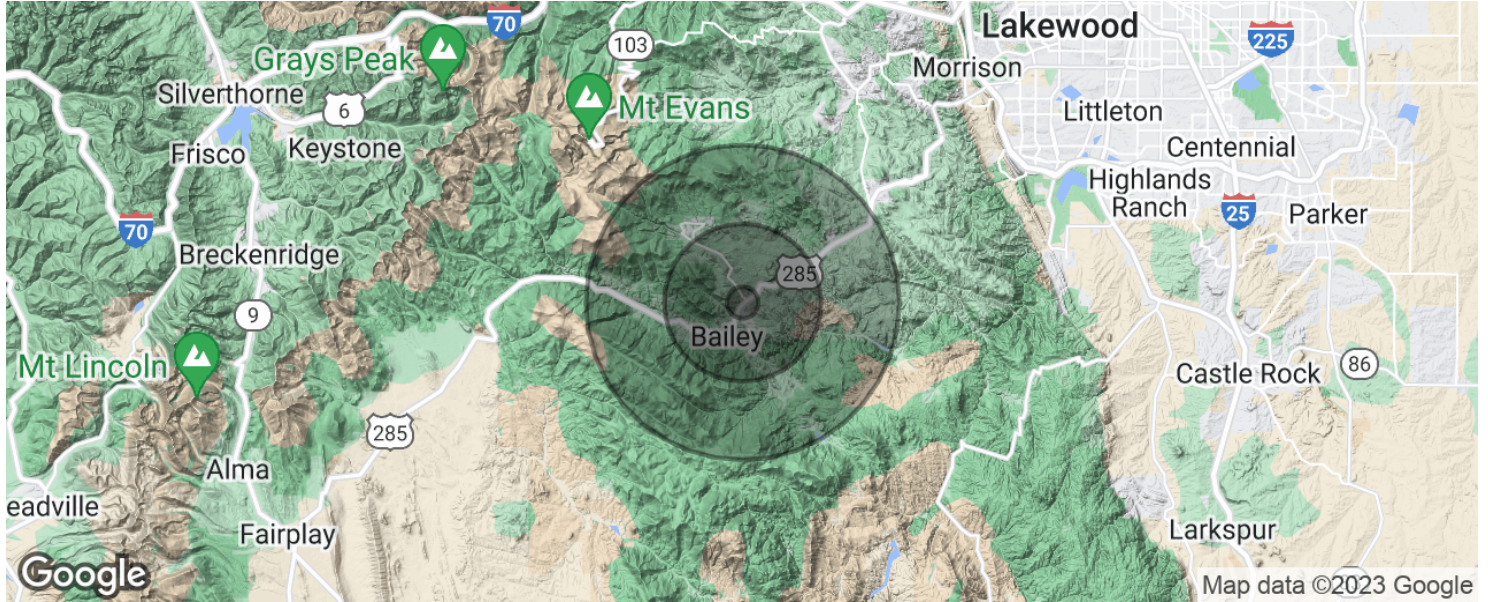
Location Maps



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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	91	2,276	12,095
Median age	43.6	43.2	44.3
Median age (Male)	42.7	42.4	43.7
Median age (Female)	44.4	43.9	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	39	973	4,995
# of persons per HH	2.3	2.3	2.4
Average HH income	\$80,860	\$80,472	\$92,858
Average house value		\$383,457	\$397,999

* Demographic data derived from 2020 ACS - US Census