



FOR LEASE | RETAIL SPACE

\$15.00 SF/YR (NNN)

32214 Ellingwood Trail, Evergreen, CO 80439



32214 Ellingwood Trail Units 104-107  
Evergreen, CO 80437

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Executive Summary



**OFFERING SUMMARY**

<b>Available SF:</b>	3191 SF
<b>Lease Rate:</b>	\$15.00 SF/RSF (NNN)
<b>Lot Size:</b>	2.39 Acres
<b>Year Built:</b>	1999
<b>Zoning:</b>	Retail
<b>Market:</b>	Denver Foothills
<b>Submarket:</b>	Evergreen

**PROPERTY OVERVIEW**

**4 SUITES AVAILABLE**

Suite 105: 1,056 SF \$15.00 / RSF NNN  
 Suite 106: 1,049 SF \$15.00 / RSF NNN  
 Suite 107: 1,086 SF \$15.00 / RSF NNN

Ideal for large retail tenants or professional service offices such as medical, insurance, real estate or law or church. Flexible lease terms are available.

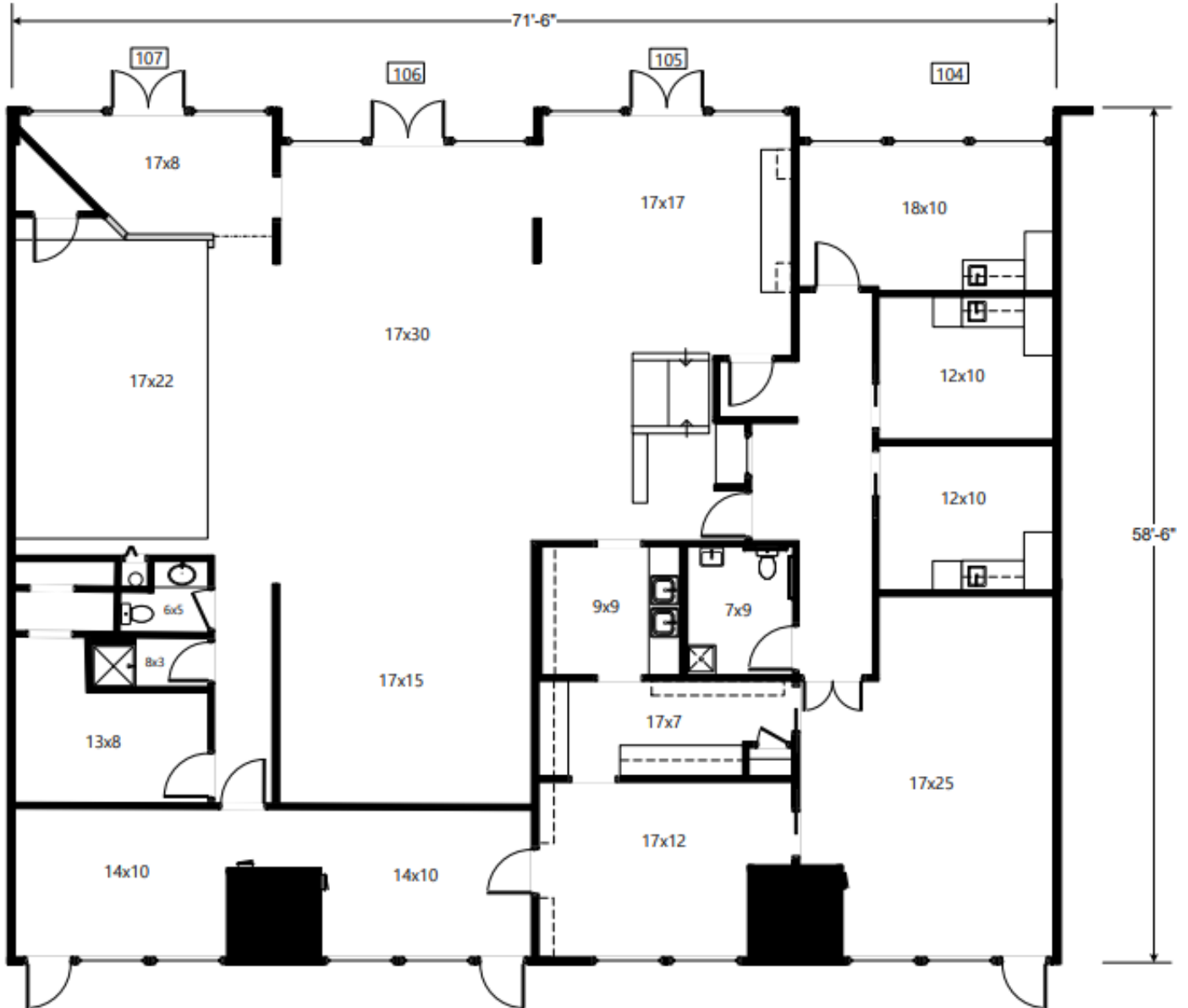
**LOCATION OVERVIEW**

Beautiful log building centrally located on Evergreen Parkway in Bergen Park. The building offers scenic views of open space containing two lakes.

Additional Photos



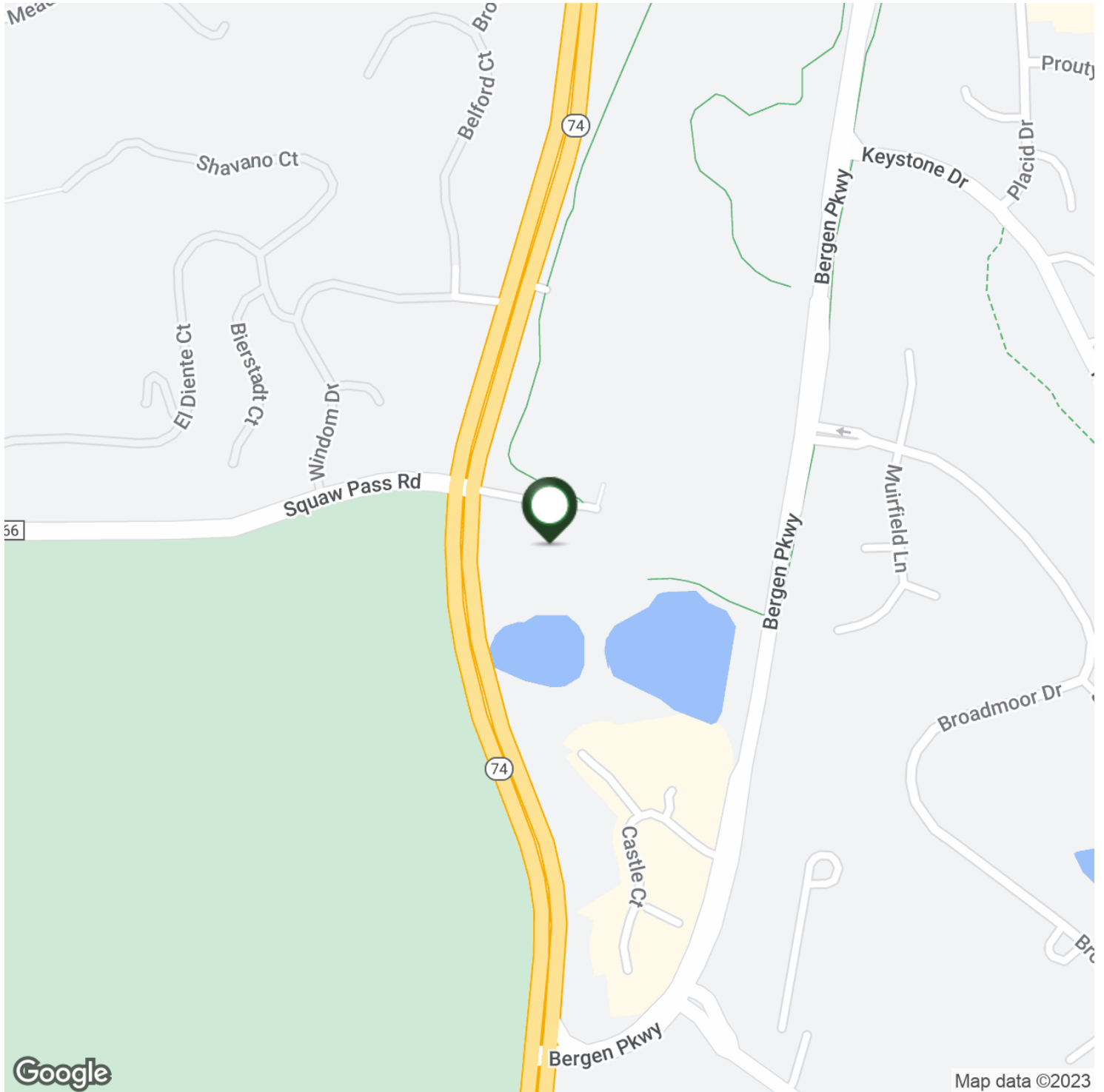
Floor Plan



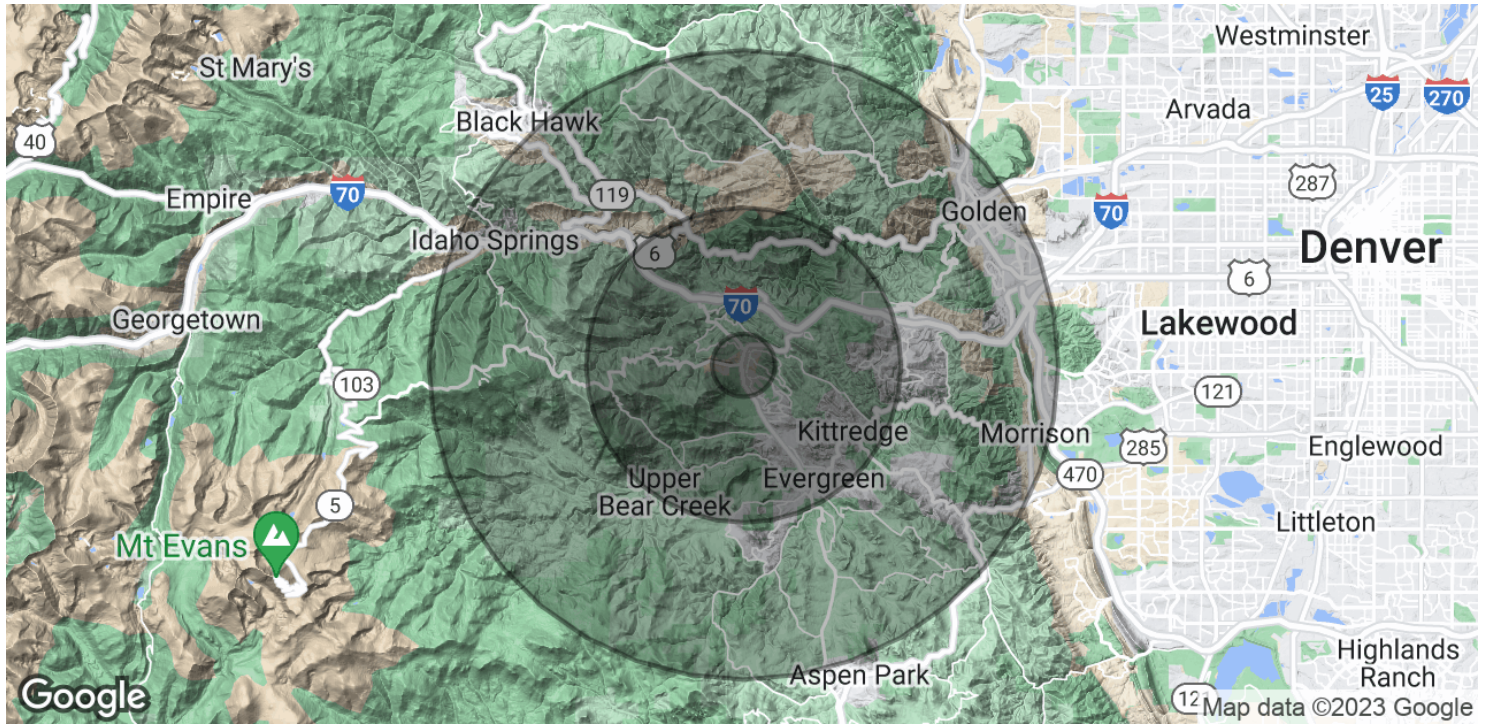
**32214 Ellingwood Trail, Units 104-107**  
approx. 4,264 sq. ft.



Location Map



Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,457	17,592	42,111
Average Age	46.4	46.6	46.3
Average Age (Male)	45.3	45.7	45.4
Average Age (Female)	47.9	47.7	47.0

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	603	7,142	17,671
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$147,031	\$149,394	\$127,451
Average House Value	\$501,470	\$491,252	\$470,685

\* Demographic data derived from 2020 ACS - US Census