

FOR LEASE | RETAIL SPACE

\$17.00 SF/YR (NNN)

26367 Conifer Road, Conifer, CO 80433

Restaurant Space for Lease

26367 Conifer Road, Conifer Colorado 80433



William A. (Bill) Downes
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Executive Summary



OFFERING SUMMARY

Available SF:	1,996 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	1 Acres
Year Built:	1971
Zoning:	C1, Conifer
Market:	Mountain Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

- * Located in central Aspen Park business district
- * Close to shopping and other stores in Conifer
- * Easy access from Hwy 285
- * Direct visibility from Hwy 285
- * Previously a restaurant w/ hood & fire suppression system

LOCATION OVERVIEW

26367 Conifer Road / Unit E / Conifer, CO 80433

This property is located adjacent to CO US HWY 285 on the West side of Conifer Road. Easy access to the highway, restaurants and King Soopers grocery store.

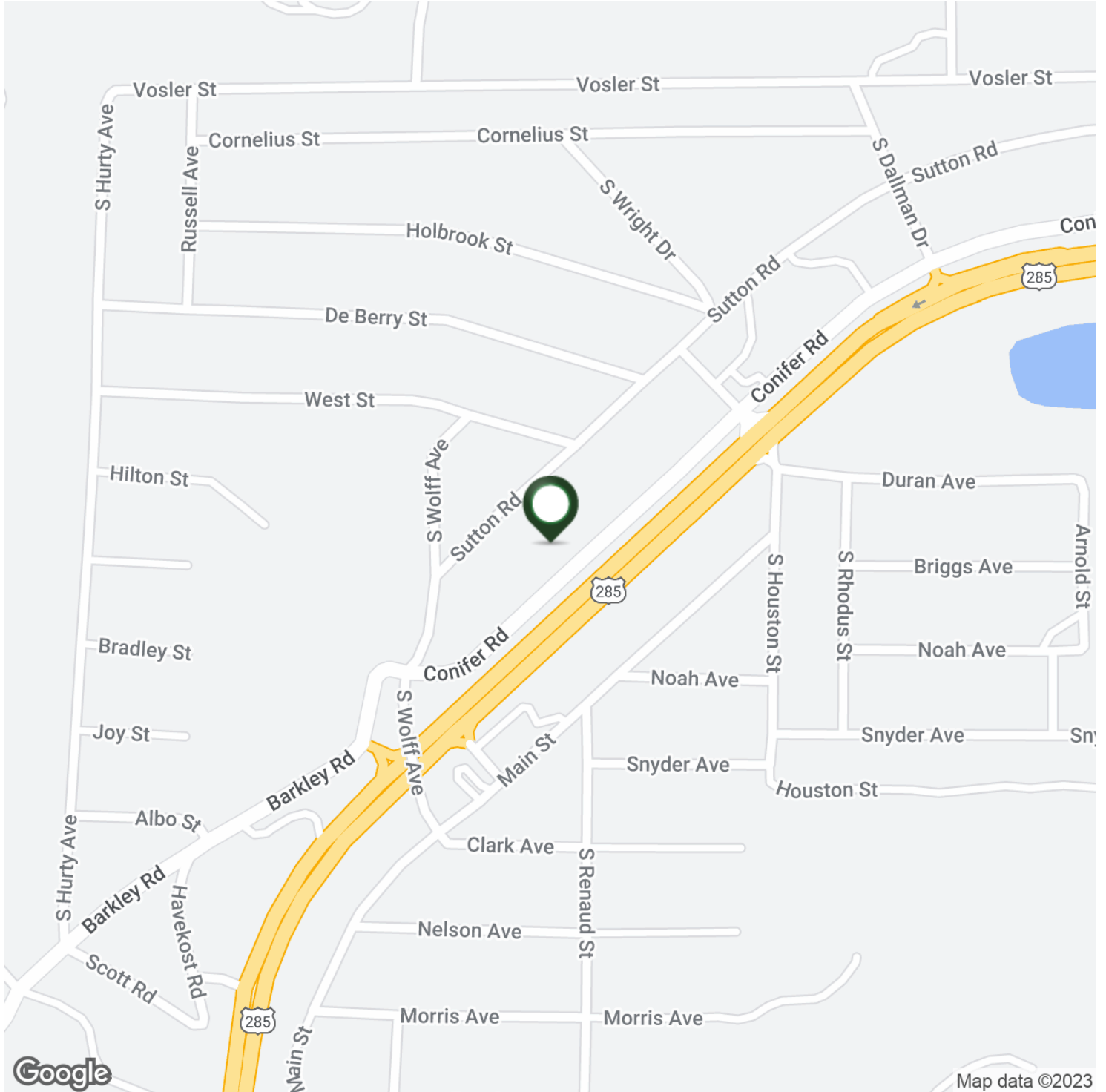


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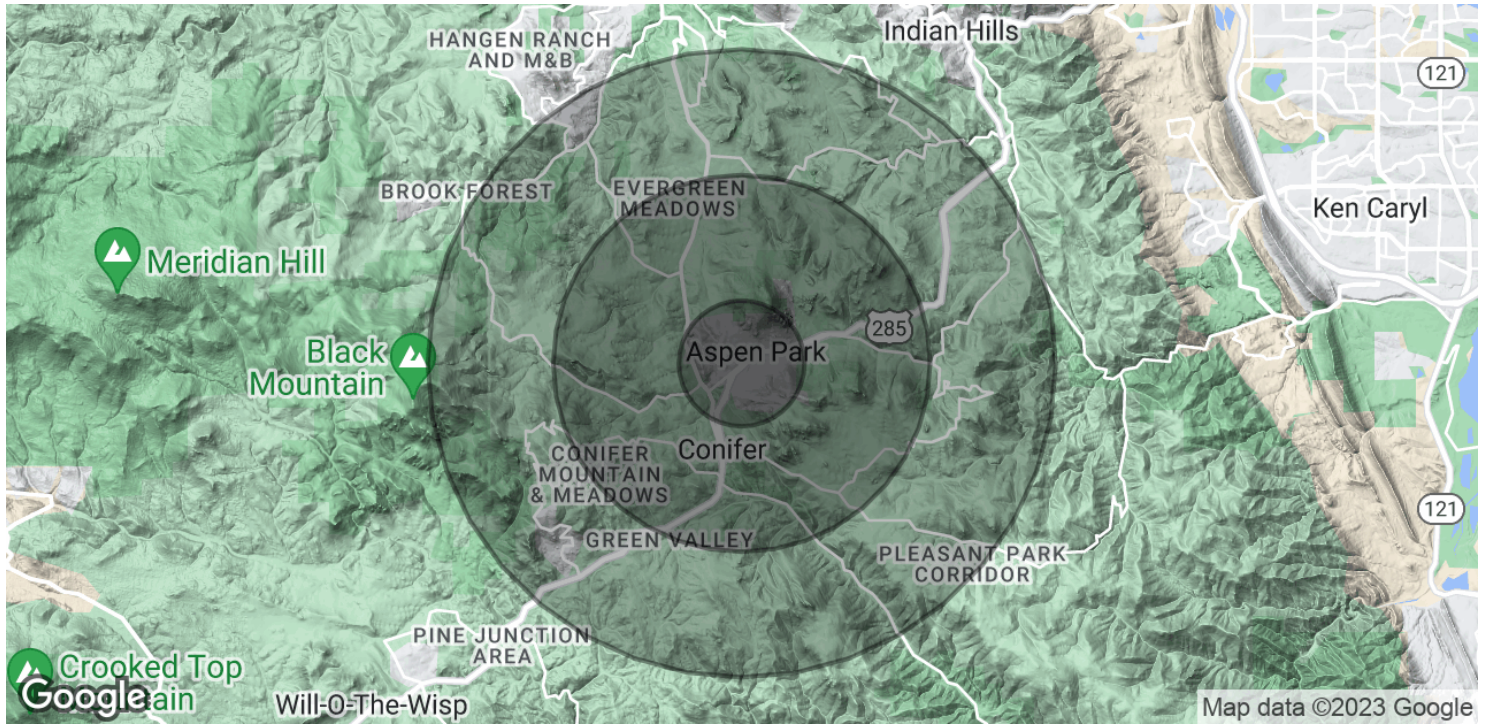
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Location Map



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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	811	5,399	14,354
Average Age	43.5	45.7	48.3
Average Age (Male)	42.7	45.2	48.5
Average Age (Female)	46.8	48.2	49.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	320	2,220	6,028
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$134,494	\$131,712	\$133,090
Average House Value	\$534,806	\$536,838	\$546,797

* Demographic data derived from 2020 ACS - US Census