



# FORMER BRANCH BANK

25907 Conifer Road | Conifer, CO 80433





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## EXCLUSIVELY MARKETED BY

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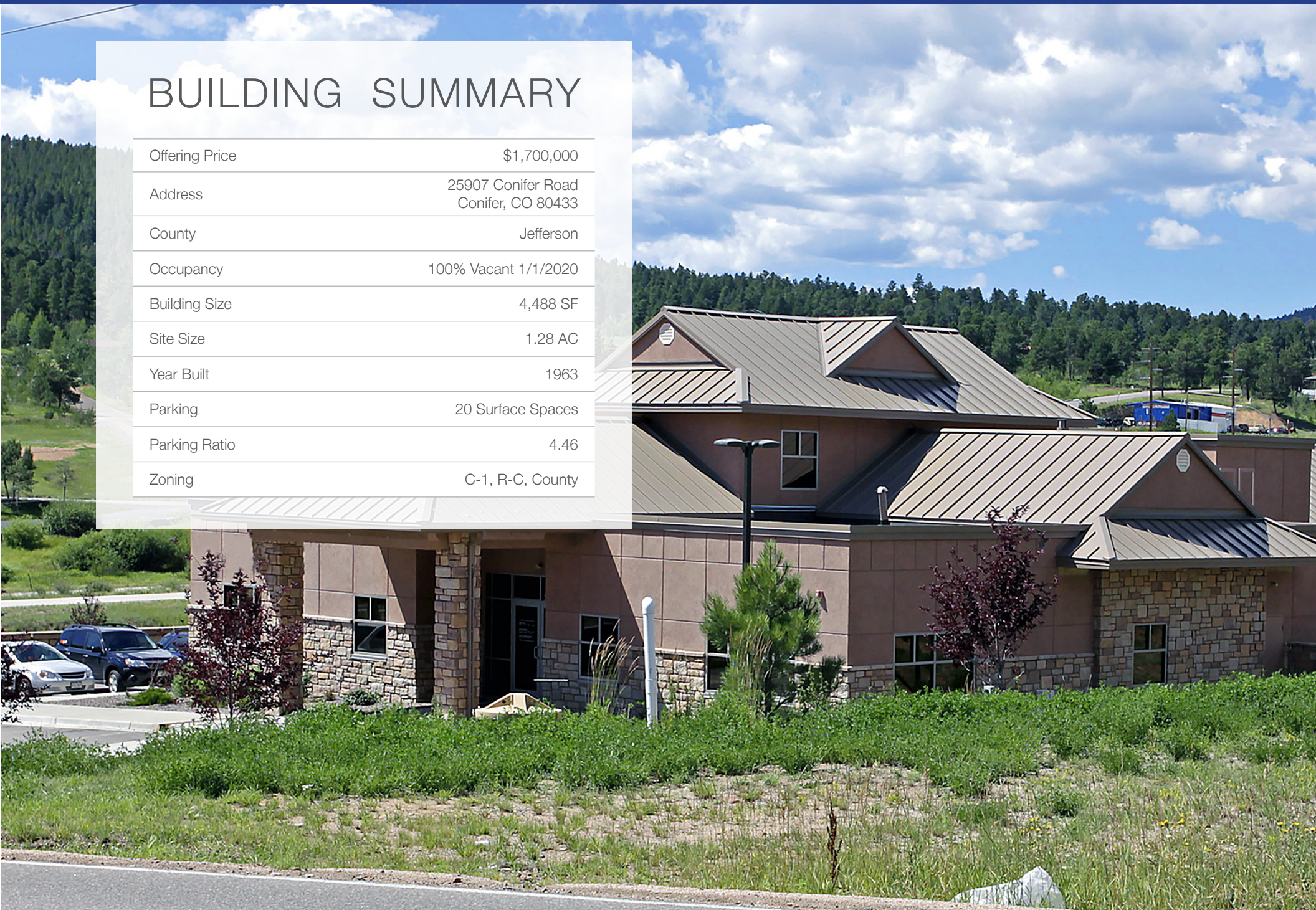
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# BUILDING SUMMARY

Offering Price	\$1,700,000
Address	25907 Conifer Road Conifer, CO 80433
County	Jefferson
Occupancy	100% Vacant 1/1/2020
Building Size	4,488 SF
Site Size	1.28 AC
Year Built	1963
Parking	20 Surface Spaces
Parking Ratio	4.46
Zoning	C-1, R-C, County





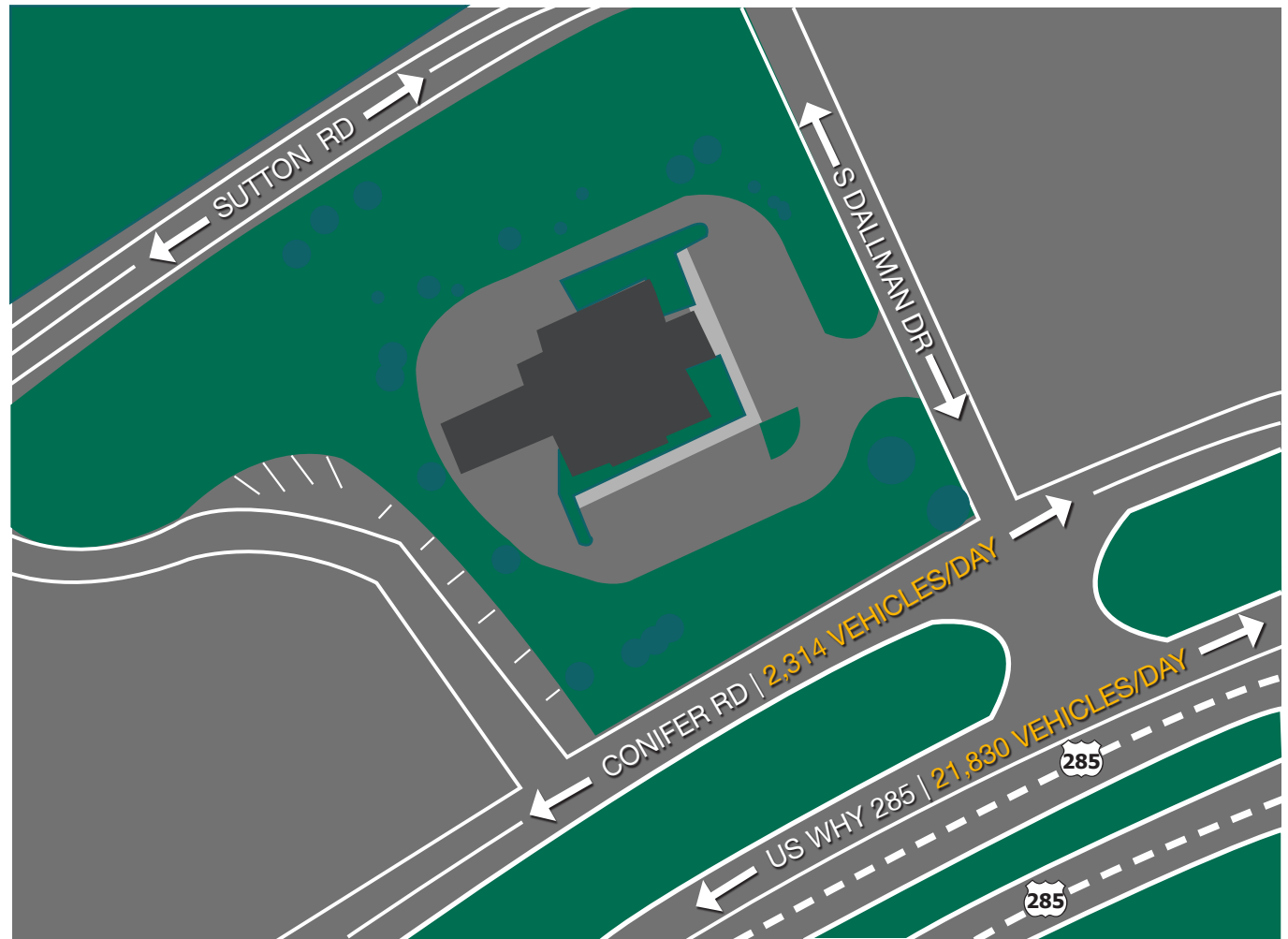


# AREA HIGHLIGHTS

- + High traffic on US hwy 285, up to 14,654 vehicles per day; up to 828/day on S. Dallman Drive

- + Frontage cross roads Conifer and Dallman

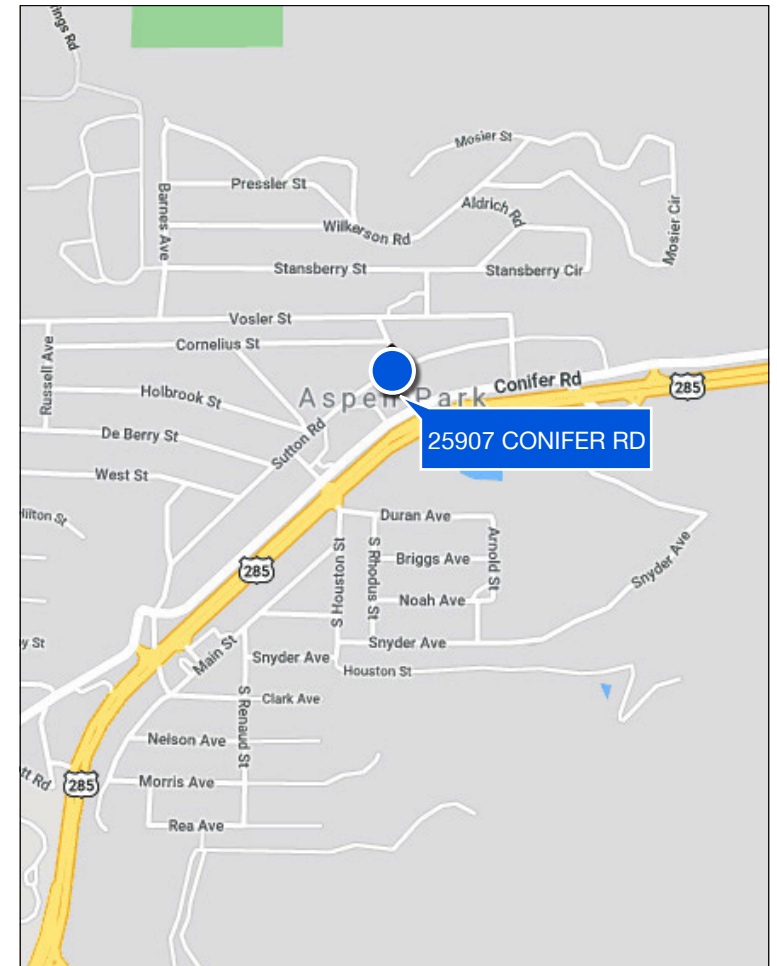
- + Well-maintained bank branch with drive-thru



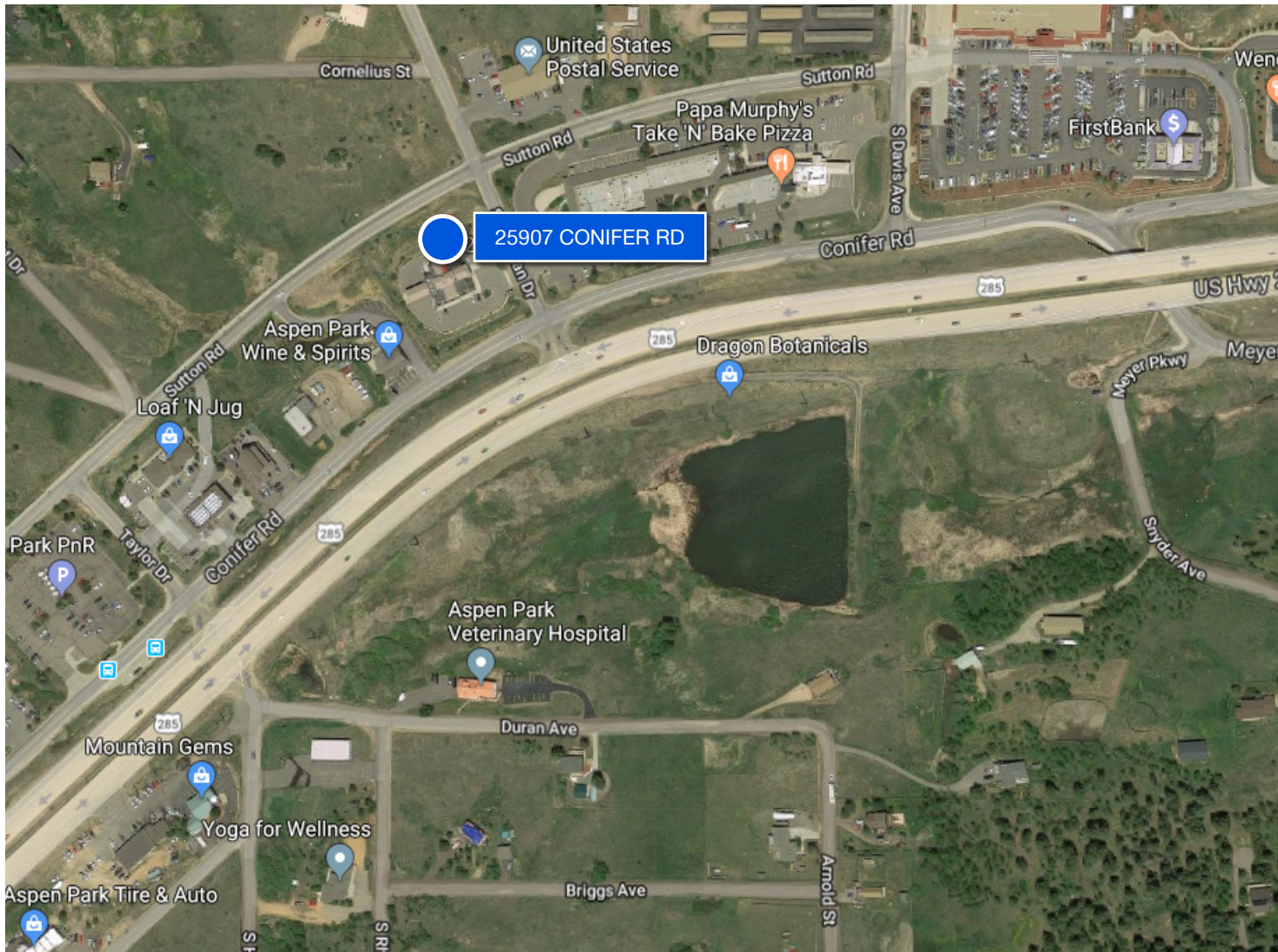
Site plan for reference only. Not drawn to scale.

# MARKET OVERVIEW

DRIVE-TIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>PLACE OF WORK</b>			
Total Businesses	135	339	635
Daytime Employment (Total Employees)	1,088	2,392	3,898
<b>POPULATION</b>			
2019 Estimated Population	1,569	6,525	17,004
2024 Projected Population	1,731	6,939	17,769
<b>HOUSEHOLDS</b>			
2019 Estimated Households	598	2,551	6,830
2024 Projected Households	660	2,712	7,135
<b>INCOME</b>			
2019 Est. Median Household Income	\$97,975	\$100,167	\$104,657







\$107,267  
MEDIAN INCOME  
(HOUSEHOLD)



45.3%  
COLLEGE  
GRADUATES



50  
MEDIAN AGE



2.45  
HOUSEHOLD SIZE  
(AVERAGE)



\$442,663  
HOME VALUE  
(MEDIAN)





## CONTACT US

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