



FOR SALE | RETAIL & OFFICE SPACE

BLDG #1 (EAST): \$1,200,000 / BLDG #2 (WEST): \$1,012,000

11863 & 11873 Springs Road, Conifer, CO 80433



William A. (Bill) Downes
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Executive Summary



OFFERING SUMMARY

Sale Price:	West Building: \$1,012,000.00 East Building: \$1,200,000.00
Lot Size:	2.31 acres
Year Built:	1982
Building Size:	9502/7750
Market:	Denver Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

Well-known, highly visible commercial complex. These properties may be bought as one combined purchase or can be sold separately. Recently underwent rezoning to allow for additional uses. These properties are unique in that they are the only properties zoned for Retail, Professional and Light Industrial along the 285 corridor.

Situated off US Highway 285 with ample parking and great tenants. Anchor Tenants are The Snowpack Taproom and McGarva Tree Services. Other Tenants include a Florist, an Insurance Agency, a Salon, CBD shops, a Realtor, a Psychology Practice and a Dental office.

LOCATION OVERVIEW

Retail Center located off Hwy 285 in desirable location Ample parking

Additional Photos



Additional Photos



Additional Photos



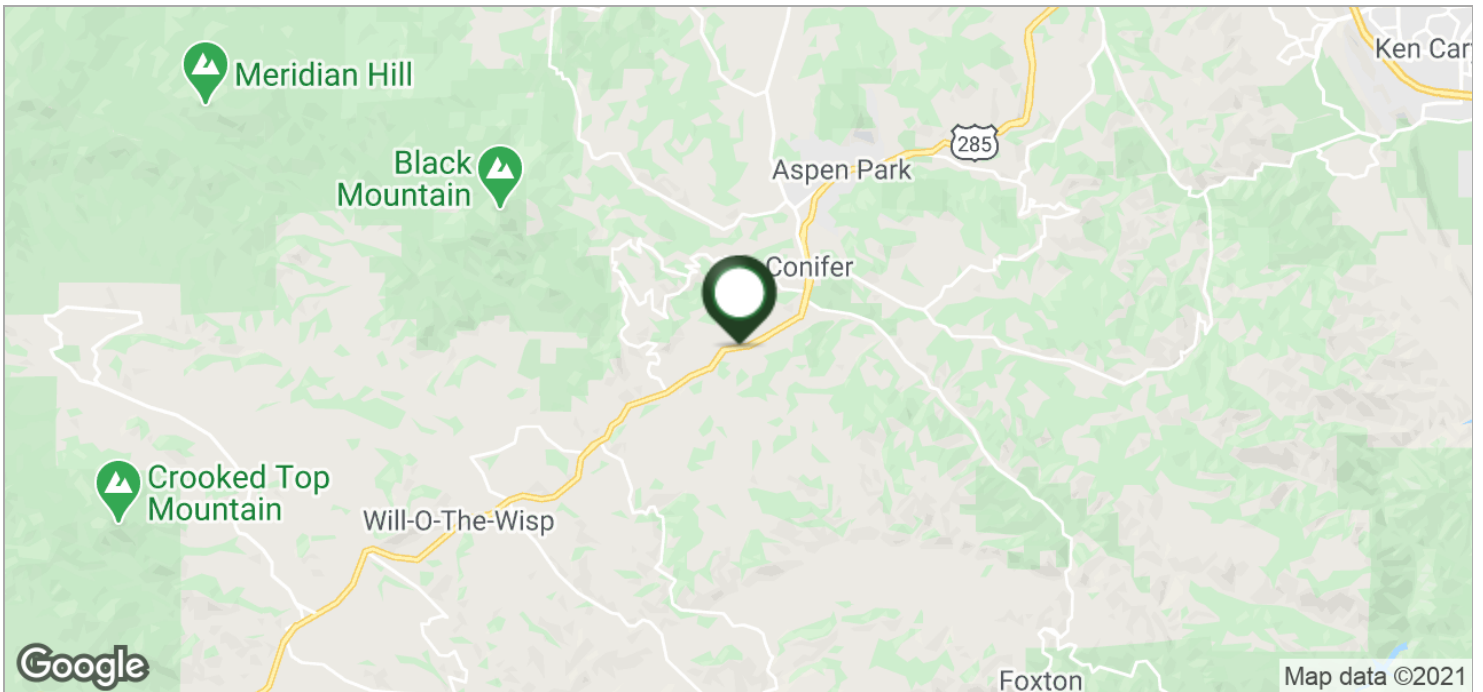


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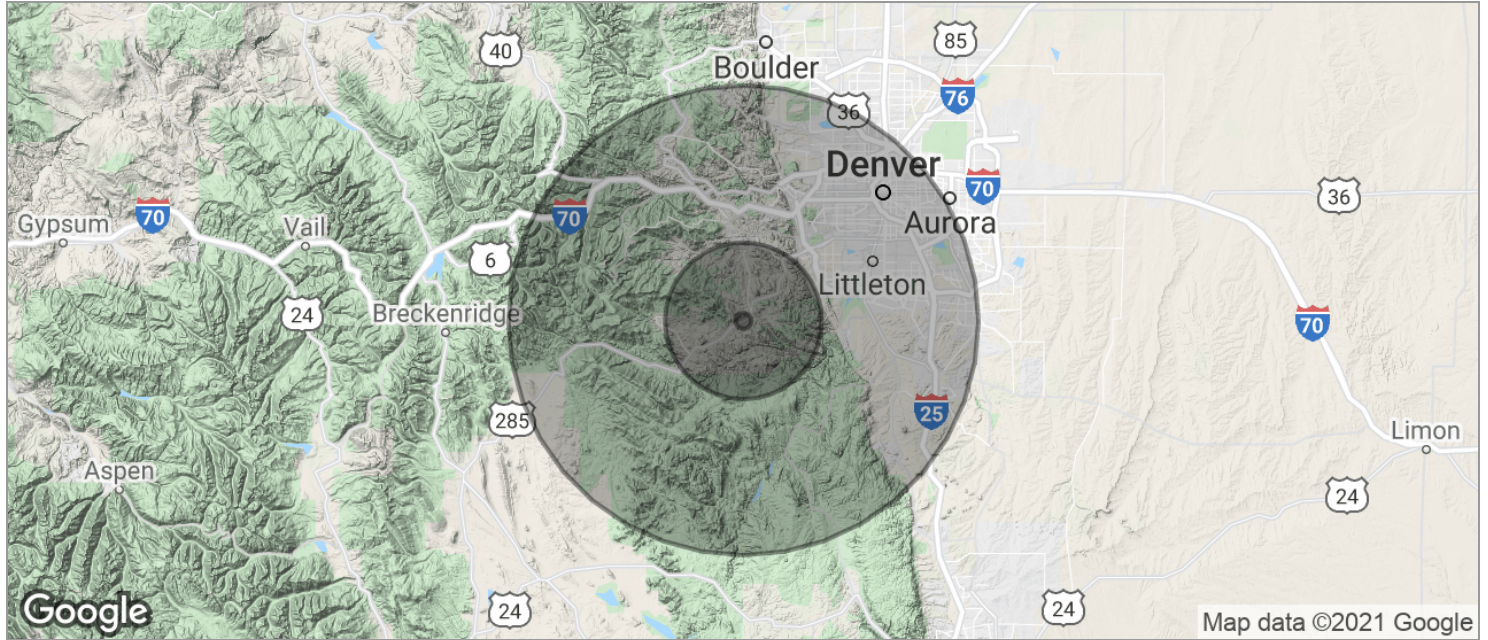
Location Maps



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Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	374	33,139	1,447,159
MEDIAN AGE	45.6	45.0	38.0
MEDIAN AGE (MALE)	44.9	44.5	37.2
MEDIAN AGE (FEMALE)	46.1	45.5	39.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	143	13,288	597,475
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$115,969	\$111,709	\$83,520
AVERAGE HOUSE VALUE	\$412,019	\$420,731	\$336,529

* Demographic data derived from 2010 US Census