



26001 Main Street
Conifer, CO 80438

Mountain Guns & Mountain Gems

FOR LEASE HIGH VISIBILITY FREESTANDING RETAIL



GOLDWELL HAMMER
COMMERCIAL

THE SPACE

Location	26001 Main Street Conifer, CO 80433
County	Jefferson
APN	61-114-15-011
Cross Street	US Hwy 285
Traffic Count	21,298

HIGHLIGHTS

- Freestanding Building
- High Visibility
- High Quality Finishes
- Turnkey Retail

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
817	4,702	15,715

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$191,515	\$195,838	\$192,758

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
326	1,842	6,408

PROPERTY FEATURES	
CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	2
GLA (SF)	3,384
LAND ACRES	.52
YEAR BUILT	1956
YEAR RENOVATED	2022
ZONING TYPE	C-1
BUILDING CLASS	A
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	18
PARKING RATIO	5.32/1,000
CORNER LOCATION	Corner Freestanding

MECHANICAL	
HVAC	Forced Air

TENANT INFORMATION	
MAJOR TENANT/S	Mountain Guns & Mountain Gems

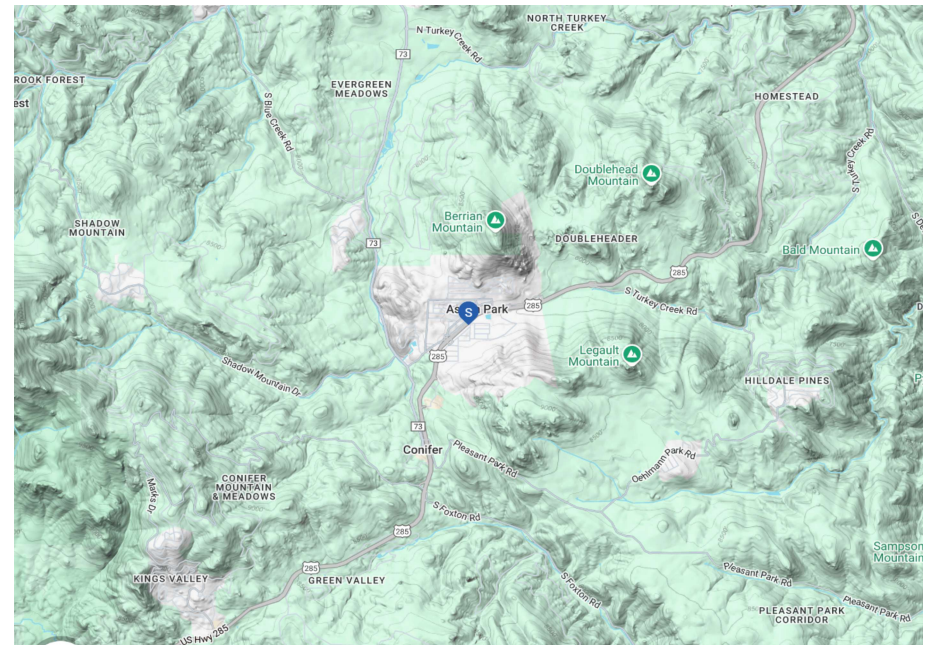
Prime Location, Freestanding Retail

- Freestanding and highly visible retail location at 26001 Main Street, Conifer, CO—a 3,385 SF, two-story freestanding retail building in the heart of this thriving foothills community. This building is situated on a 0.52-acre lot with excellent frontage and accessibility, making it an ideal destination for a variety of retail, restaurant, or service-based businesses.

Local Map



Regional Map

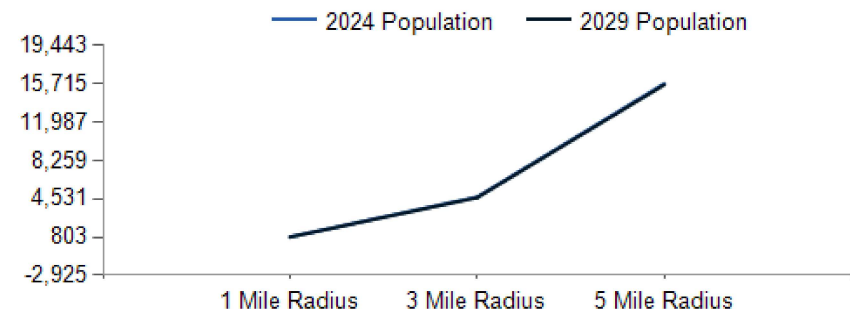




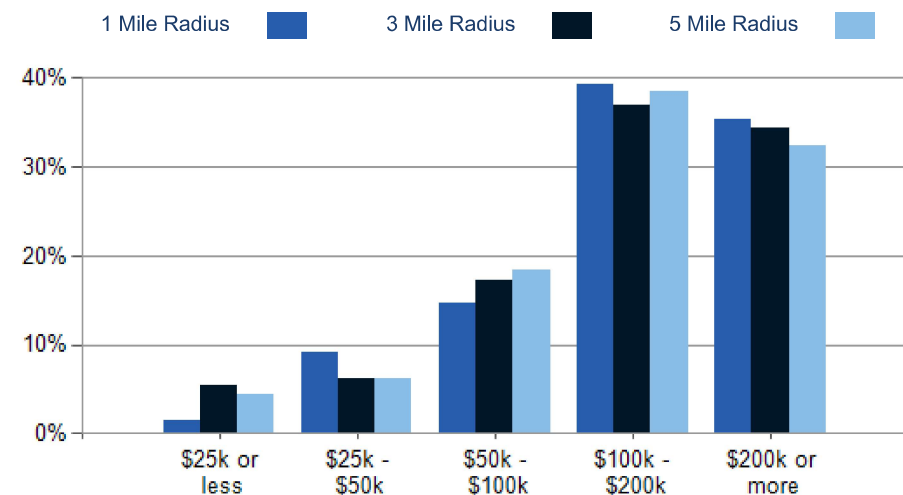
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	882	4,980	15,633
2010 Population	860	4,843	15,609
2024 Population	817	4,702	15,715
2029 Population	803	4,644	15,602
2024-2029: Population: Growth Rate	-1.75%	-1.25%	-0.70%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	32	157
\$15,000-\$24,999	2	67	132
\$25,000-\$34,999	16	63	205
\$35,000-\$49,999	14	51	188
\$50,000-\$74,999	26	153	542
\$75,000-\$99,999	22	164	641
\$100,000-\$149,999	67	374	1,428
\$150,000-\$199,999	62	305	1,035
\$200,000 or greater	116	634	2,080
Median HH Income	\$158,487	\$152,081	\$145,528
Average HH Income	\$191,515	\$195,838	\$192,758

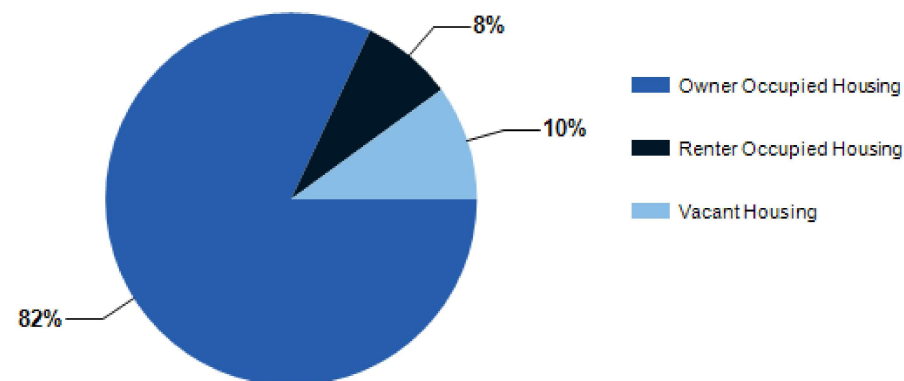
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	346	1,871	6,317
2010 Total Households	342	1,872	6,362
2024 Total Households	326	1,842	6,408
2029 Total Households	321	1,818	6,355
2024 Average Household Size	2.51	2.55	2.45
2024-2029: Households: Growth Rate	-1.55%	-1.30%	-0.85%



2024 Household Income



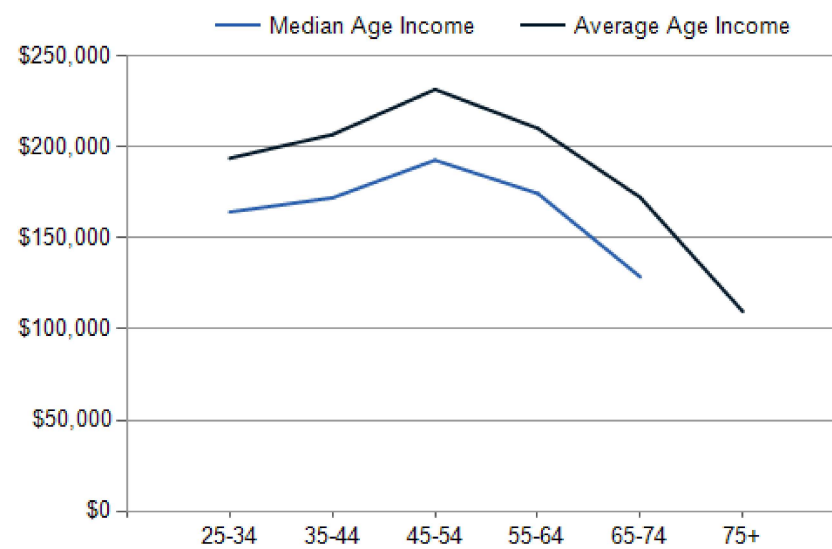
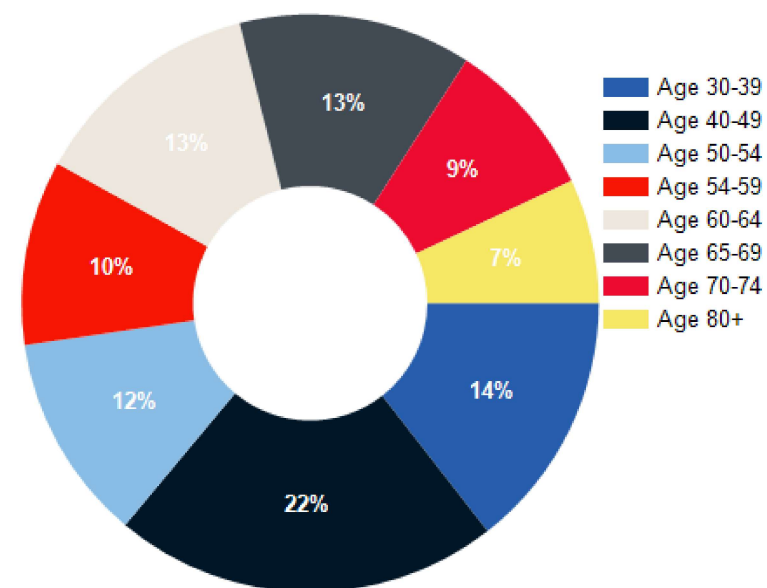
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	28	200	621
2024 Population Age 35-39	53	303	960
2024 Population Age 40-44	65	350	1,225
2024 Population Age 45-49	56	321	1,109
2024 Population Age 50-54	65	391	1,235
2024 Population Age 55-59	58	351	1,209
2024 Population Age 60-64	73	411	1,379
2024 Population Age 65-69	73	434	1,439
2024 Population Age 70-74	50	323	1,155
2024 Population Age 75-79	39	219	766
2024 Population Age 80-84	19	86	302
2024 Population Age 85+	13	57	168
2024 Population Age 18+	670	3,858	12,971
2024 Median Age	48	49	49
2029 Median Age	50	50	50

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$164,377	\$150,000	\$147,004
Average Household Income 25-34	\$193,980	\$189,871	\$195,101
Median Household Income 35-44	\$172,142	\$172,870	\$170,309
Average Household Income 35-44	\$206,916	\$219,568	\$221,142
Median Household Income 45-54	\$192,867	\$185,577	\$186,184
Average Household Income 45-54	\$231,738	\$234,012	\$237,445
Median Household Income 55-64	\$174,620	\$172,057	\$168,673
Average Household Income 55-64	\$210,401	\$220,511	\$218,609
Median Household Income 65-74	\$128,702	\$114,606	\$110,407
Average Household Income 65-74	\$172,462	\$170,898	\$159,858
Average Household Income 75+	\$109,708	\$106,034	\$105,515





Brian Campbell

Brian Campbell has been actively involved in many facets of the real estate industry for more than two decades. He has worked with clients as their representative for purchases and sales of residential and commercial property and as a representative for landlords and tenants on lease transactions. He is persistent, provides frequent communication to avoid surprises, and has strong analytic abilities. Placing the client's interests first, the emphasis is placed on the relationship and providing exceptional service.

His long history of involvement in the industry began as a senior executive for an asset management organization where he was responsible for the oversight and administration of a multi-billion-dollar contract with the United States Government for real estate services. His background with hands-on experience and knowledge along with an impressive list of clients he has represented over the years makes him one of the more capable resources for real estate services in the Denver – Metro market.

AFFILIATIONS AND MEMBERSHIPS

Licensed Associate Real Estate Broker

Realtor, National Association of Realtors

Denver Metro Commercial Association of Realtors

AWARDS

International Diamond Society, 2022

International President's Circle, 2021

Featured in the Top 100 Magazine

SPECIALTIES

Seller representation

Buyer representation

Commercial Tenant representation

Commercial Landlord representation

Mountain Guns & Mountain Gems

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Exclusively Marketed by:

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