



FOR LEASE | RETAIL & OFFICE SPACE

\$12.00 - 15.00/RSF MG

9064 Hwy 285, Morrison, CO 80465



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Executive Summary



OFFERING SUMMARY

Lease Rate: \$12-\$14/MG

PROPERTY OVERVIEW

Retail / Office

LOCATION OVERVIEW

Convenient Windy Point location.
Well known retail center, easy access to Denver.
Highway 285 Frontage allows for easy access.
Ample Paved Parking.
Two Story Building Anchored by Stop 4 Gas.

Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	254 - 1,831 SF	Lease Rate:	\$12.00 - \$15.00 SF/YR

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9064 Hwy 285 - Unit 103	Available	1,831 SF	Modified Gross	\$22.00 SF/yr	Open space with garage door for easy access.
9064 Hwy 285 - Unit 202	Available	701 SF	Modified Gross	\$15.00 SF/yr	-
9064 Hwy 285 - Unit 204	Available	732 SF	Modified Gross	\$15.00 SF/yr	-
9064 Hwy 285 - Unit 205	Available	691 SF	Modified Gross	\$15.00 SF/yr	-
9064 Hwy 285 - Unit 207	Available	531 SF	Modified Gross	\$15.00 SF/yr	-
9064 Hwy 285 - Unit 301	Available	266 SF	Modified Gross	\$12.00 SF/yr	-
9064 Hwy 285 - Unit 302	Available	254 SF	Modified Gross	\$12.00 SF/yr	-

Retail Space With Storage





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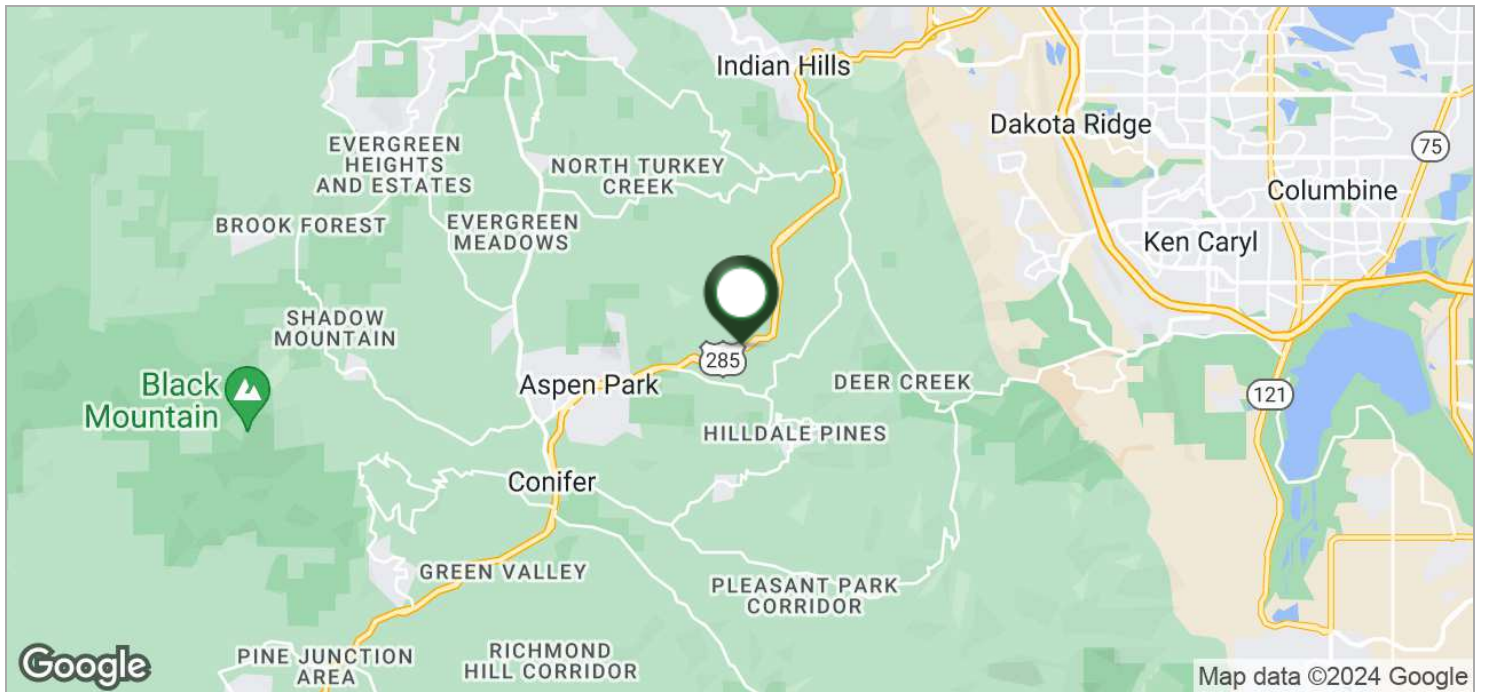
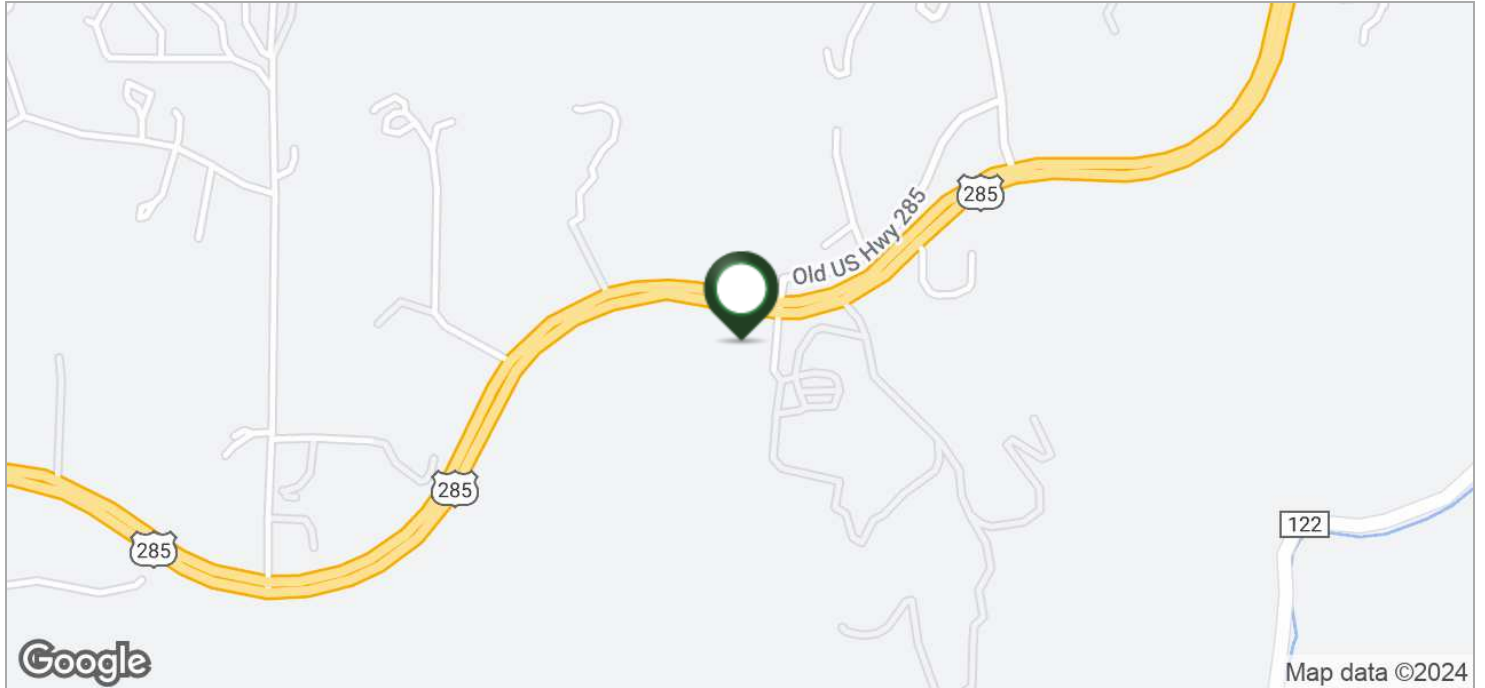


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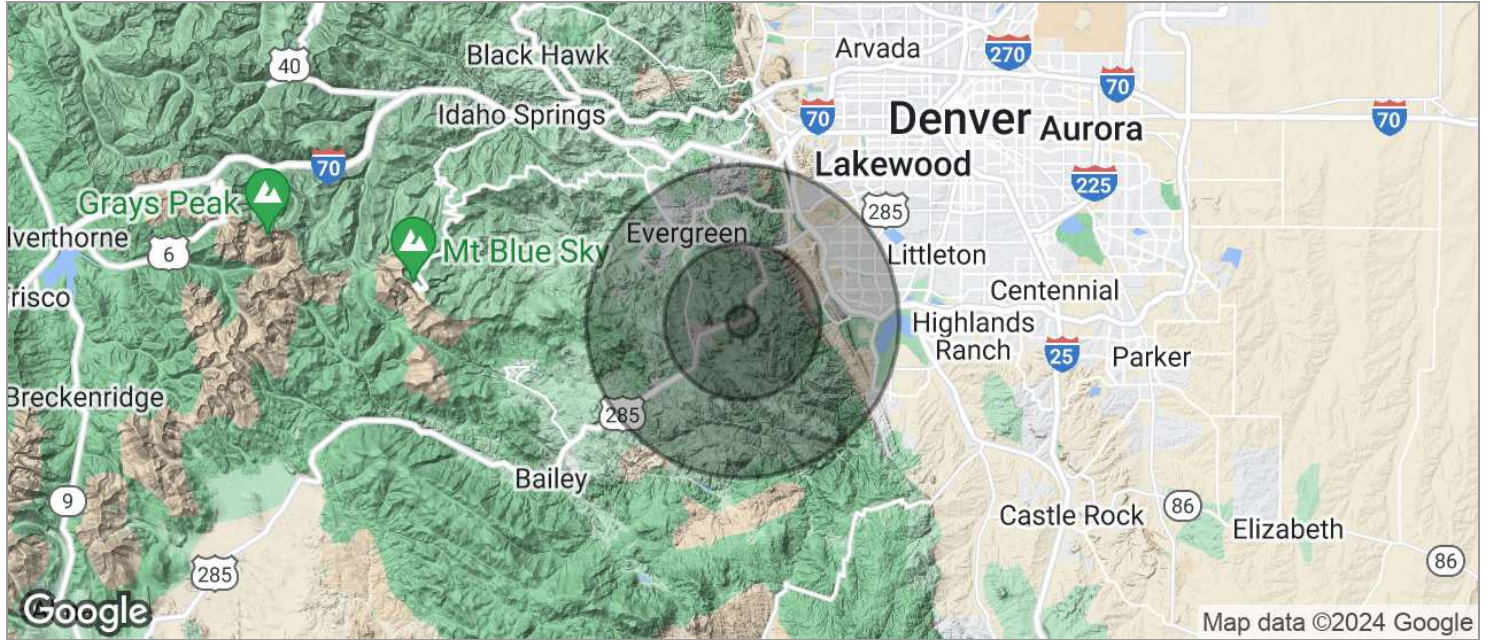
Location Maps



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	531	15,243	100,220
MEDIAN AGE	46.8	45.2	41.4
MEDIAN AGE (MALE)	48.4	46.0	40.5
MEDIAN AGE (FEMALE)	46.1	44.8	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	214	5,888	38,832
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$114,833	\$130,864	\$116,987
AVERAGE HOUSE VALUE	\$439,208	\$479,427	\$417,672

* Demographic data derived from 2020 ACS - US Census