



FOR SALE | RETAIL SPACE

\$1,700,000

27051 Barkley Rd, Conifer, CO 80433



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Executive Summary



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| Sale Price: | \$1,700,000 |
| Price / SF: | \$149.41 |
| Lot Size: | 109,218 SF |
| Year Built: | 1910 |
| Building Size: | 11,378 SF |
| Zoning: | RC |

PROPERTY OVERVIEW

- Built in 1910, this property comprises four distinct buildings housing a bar/restaurant, a daycare center, a Mercantile, and a meal kit service.
- Ample parking is available for patrons and visitors.
- The historical setting is adjacent to well-loved trails, offering a unique and attractive location for businesses and customers.
- Zoned RC, the property allows for versatile commercial use,

LOCATION OVERVIEW

- Direct visibility from both highway 73 and Barkley Rd
- Located on a very busy intersection in conifer
- Easy East/West access from Barkley Rd.

Additional Photos



Additional Photos



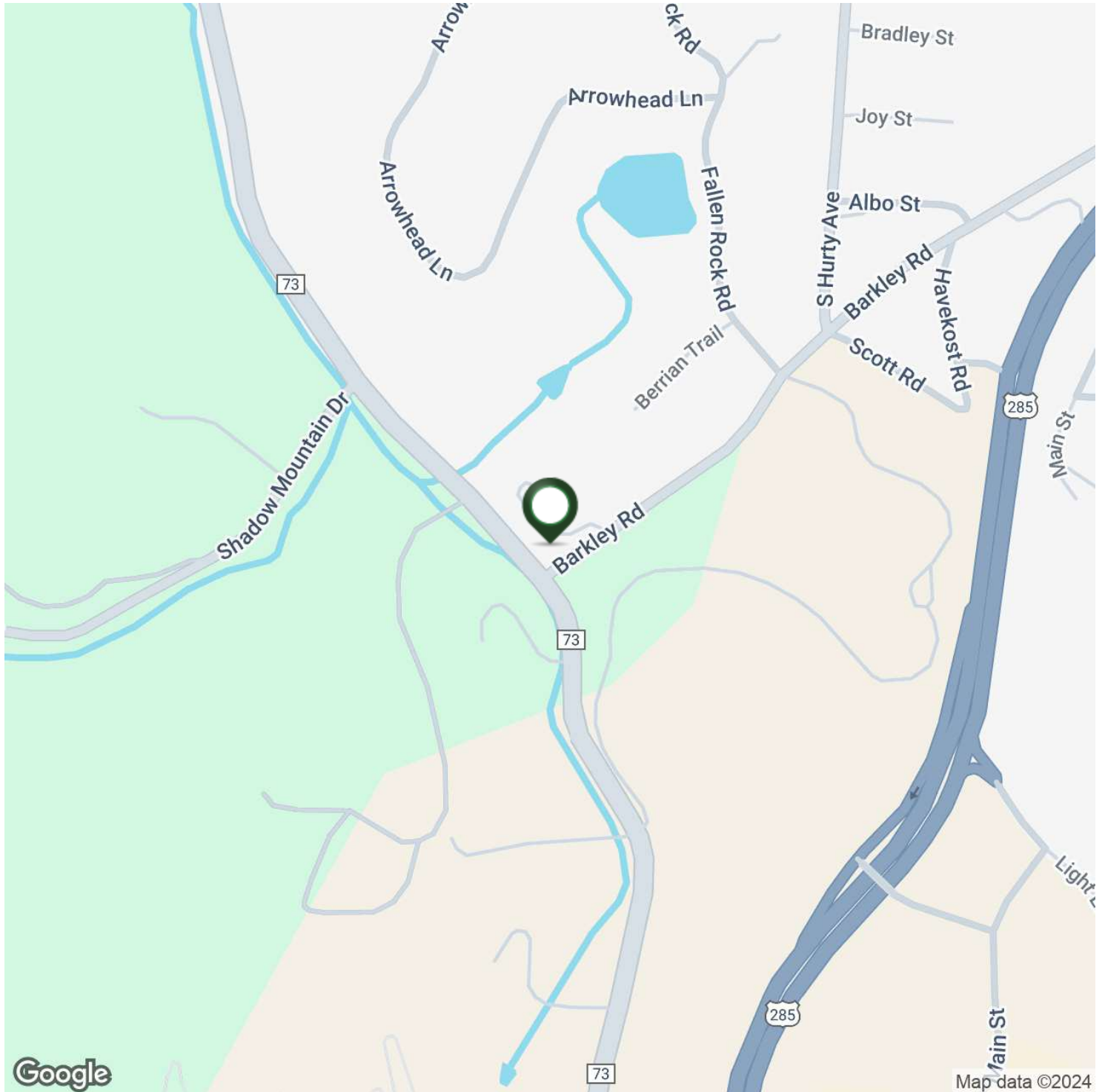


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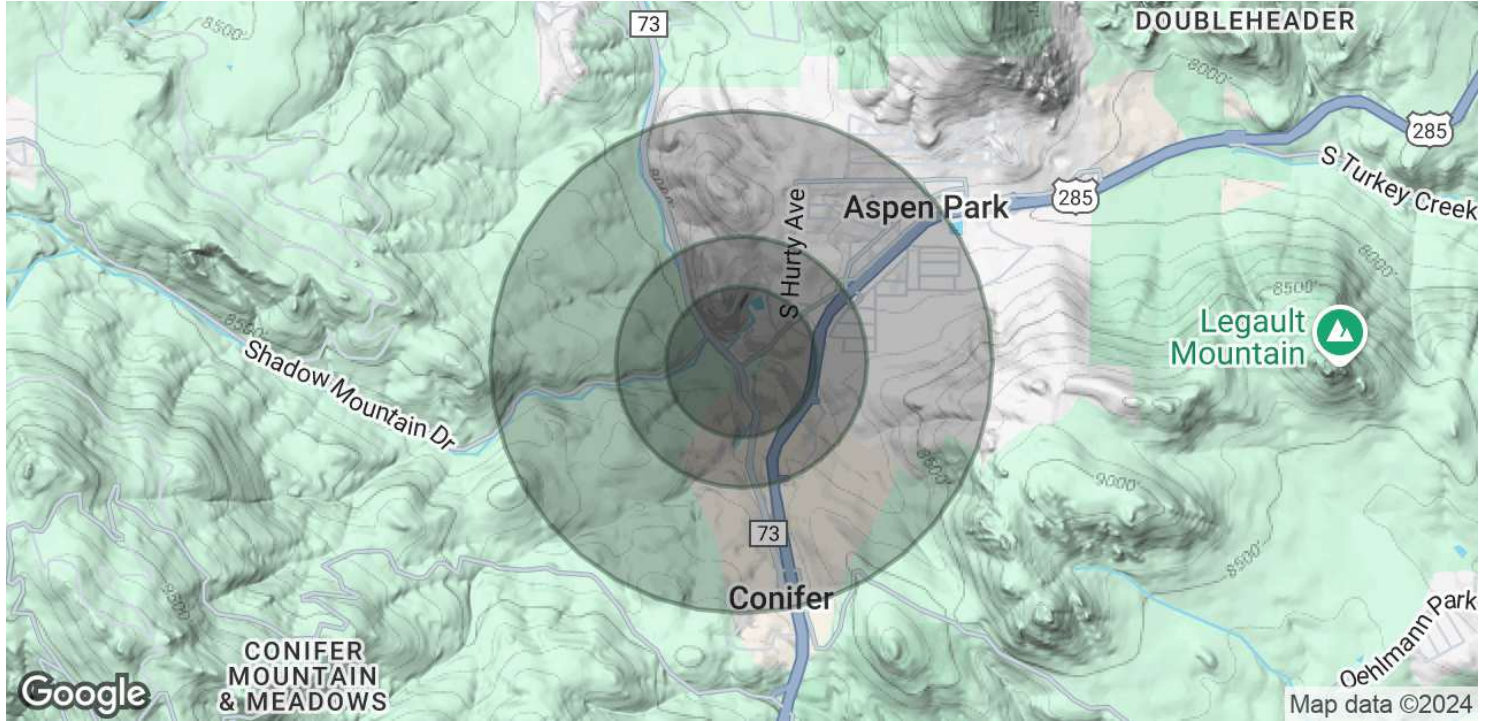
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Location Map



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Demographics Map & Report



POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 42 | 214 | 834 |
| Average Age | 46 | 46 | 46 |
| Average Age (Male) | 46 | 45 | 45 |
| Average Age (Female) | 46 | 46 | 46 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 17 | 85 | 332 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$183,390 | \$176,012 | \$175,299 |
| Average House Value | \$872,168 | \$859,239 | \$862,016 |

Demographics data derived from AlphaMap