25997 CONIFER ROAD

25997 CONIFER ROAD, ASPEN PARK, CO 80433

RETAIL / OFFICE INVESTMENT OPPORTUNITY

Property Overview

MAJOR PRICE REDUCTION!!! Keller Williams Commercial & the Lucchesi Property Group are pleased to offer this fully-leased retail and office investment sale opportunity to the market. The Property consists of five (5) tenants in six (6) units, key tenants have established history, and a well balanced roll-over schedule. The investment opportunity features over $65,000 In-Place Net Operating Income at a 8.02% Cap Rate. The new roof was replaced in Sept. 2024 at over $60,000 capital investment. The 2nd and 3rd floor was added in 1998 and the interior has had multiple finish renovations.

The Property is well located in Aspen Park district of Conifer, Colorado. It has excellent visibility from Hwy 285 and easy access, with multiple points of ingress and egress from the frontage road (Conifer Rd). Aspen Park is a mixed urban, suburban, and rural area located in the foothills of the Rocky Mountains just 30 minutes west of Downtown Denver. It offers a mountain lifestyle with access to urban amenities and is surrounded by aspen and pine trees. Aspen Park is known for its small-town feel, highly-rated schools, and proximity to outdoor recreation. With more residents being priced out of metro Denver, Conifer continues to become a popular bedroom community. The growth trend has lead to increased demand for retail and office space in Aspen Park, supporting the long-term desirability of this turn-key investment opportunity.

Property Highlights

- 9.07% cap rate on IN-PLACE Income
- 8.46% historical (2025) cap rate
- Ground floor retail - 2nd / 3rd story office
- Value Add: 423 RSF unlocked with new fire escape
- Aspen Park business district
- Great Visibility - US 285
- Durable Market - Limited retail supply and high barriers to entry
- Regional Connectivity - Serves Conifer, Aspen Park, Evergreen & HWY 285 corridor
- New Roof in Sept. 2024

Property Details

Building SF:	4,727
CAP Rate:	9.07%
Lot Size:	0.33 Acres
NNN:	Yes
NOI (In-Place):	$69,801
NOI (2025):	$65,176
Parking Ratio:	4.65:1000
Parking:	22
Price:	$770,,000
Year Built:	1956
Zoning:	C1, Jefferson Cty.

Ryan Devin - Managing Director - KW Commercial
ryandevin@kwcommercial.com
FA100048479, CO

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& Lucchesi Property Group
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Each Office is Independently Owned and Operated

CASH FLOW ANALYSIS

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Before-Tax Cash Flow Year Ending	Year 1 12/2026	Year 2 12/2027	Year 3 12/2028
Before-Tax Cash Flow			
Gross Scheduled Income	**$128,292**	**$137,483**	**$141,443**
Total Operating Expenses	($58,491)	($59,857)	($61,269)
Net Operating Income	**$69,801**	**$77,627**	**$80,173**
Loan Payment	$0	$0	$0
Before-Tax Cash Flow	**$69,801**	**$77,627**	**$80,173**
Cash-On-Cash Return	**9.07%**	**10.08%**	**10.41%**

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& Lucchesi Property Group

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RYAN DEVIN
Managing Director - KW Commercial
C: (303) 579-9428
ryandevin@kwcommercial.com
FA100048479, CO

DANIEL LUCCHESI
Lucchesi Property Group
O: (303) 999-1586
dan@totalrealtyadvisors.com
ER.100034953, CO

PROPERTY PHOTOS

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LOCATION MAPS

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AERIAL MAP

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DEMOGRAPHICS

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	420	2,380	8,155
Female	403	2,272	7,843
Total Population	823	4,652	15,998

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	694	3,903	13,355
Black	6	39	110
Am In/AK Nat	1	8	27
Hawaiian	N/A	1	5
Hispanic	94	523	1,854
Asian	10	68	277
Multiracial	18	108	363
Other	N/A	N/A	6

Housing	1 Mile	3 Miles	5 Miles
Total Units	353	2,041	7,147
Occupied	329	1,902	6,615
Owner Occupied	302	1,757	6,079
Renter Occupied	27	145	536
Vacant	24	140	532

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	112	633	2,142
Ages 15 - 24	64	366	1,315
Ages 25 - 54	315	1,799	6,150
Ages 55 - 64	145	791	2,772
Ages 65+	185	1,062	3,619

Income	1 Mile	3 Miles	5 Miles
Median	$143,666	$143,649	$141,555
Under $15k	5	63	253
$15k - $25k	3	68	129
$25k - $35k	26	91	315
$35k - $50k	21	93	320
$50k - $75k	34	153	559
$75k - $100k	27	154	636
$100k - $150k	51	367	1,298
$150k - $200k	50	303	1,189
Over $200k	112	610	1,916

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PRESENTED BY:

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Managing Director - KW Commercial
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