

**Industrial/  
Flex /Office  
Building For  
Sale**

# 19336 Goddard Ranch Ct

Morrison, CO 80465



## Property Details:

- List Price: \$1,300,000
- For Lease: Between 240-998 SqFt
- Current CAP Rate: 7.2%
- Proforma CAP Rate: 9.4%
- Owner User or Investment
- Building Square Feet: 12,000
- Year Built: 1998
- Use: Mixed-Use (industrial, storage, warehouse, office, more)
- 84% Leased
- Dedicated Clean Room
- Ample Parking
- Fiber Optic Internet

## Tenant Stability & Strong Trade Mix:

The property benefits from a stable, diverse tenant mix, including established trades and service businesses. Several tenants, such as Conifer Plumbing, Altitude, and Red Rock Toffee, have occupied the property for over 10 years, while others like Neteo and Daily Wellness have been in place for more than 4 years. This long-term tenancy underscores the property's appeal and the strength of its tenant base, offering excellent stability and income consistency for future ownership.

For More  
Information  
Please  
Contact



### Jim Thomas

Broker Associate  
Cell: 720.317.9621  
jim@thomasratay.com  
For Showings: 303.543.0625

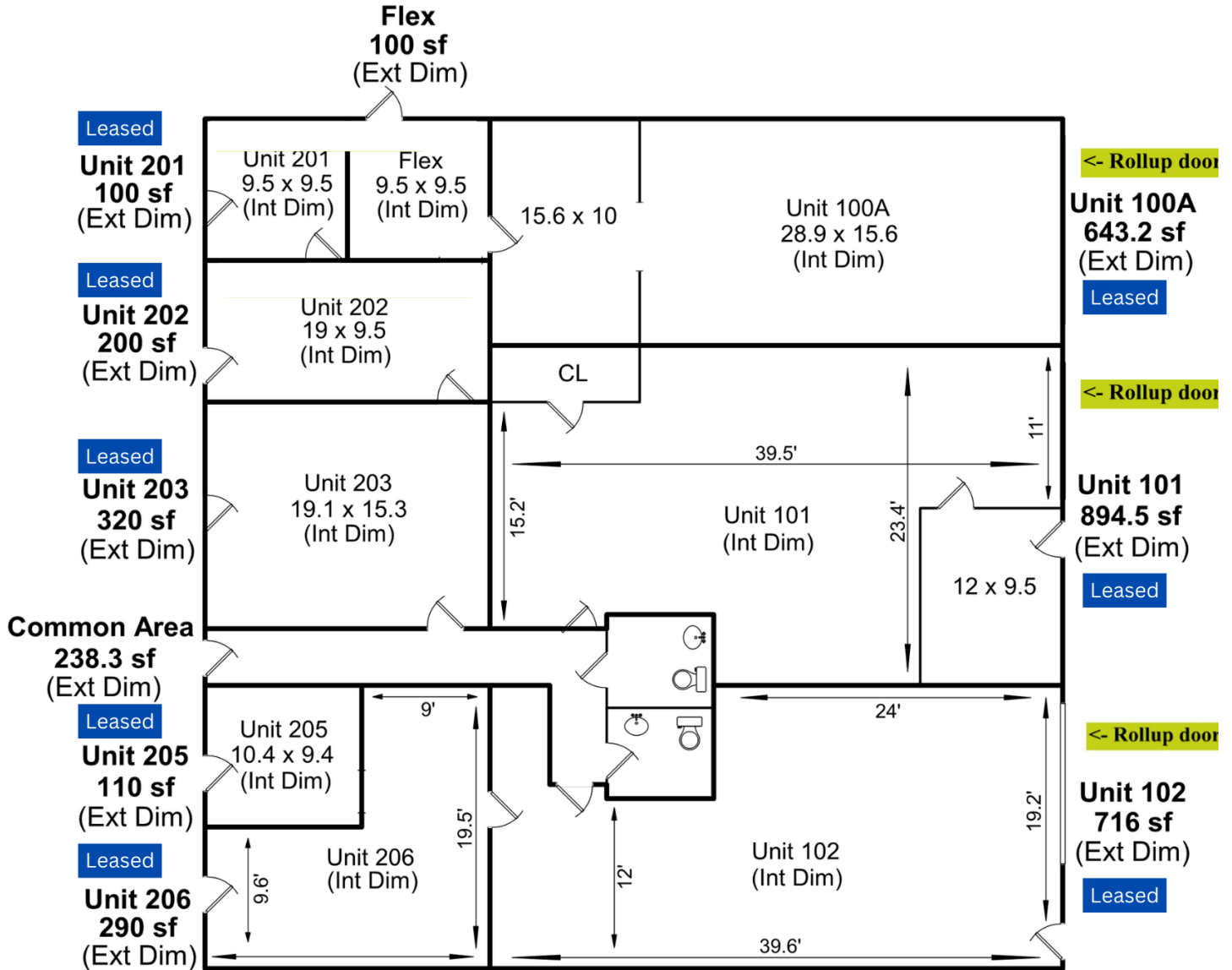


RE/MAX Alliance | 4770 Baseline Rd #220 | Boulder, CO 80303 | 303.543.0625 | 303.499.1755 (fax)

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19336 Goddard Ranch Ct,  
Morrison CO  
**Building Phase 1**

Max Ceiling Heights: 10'



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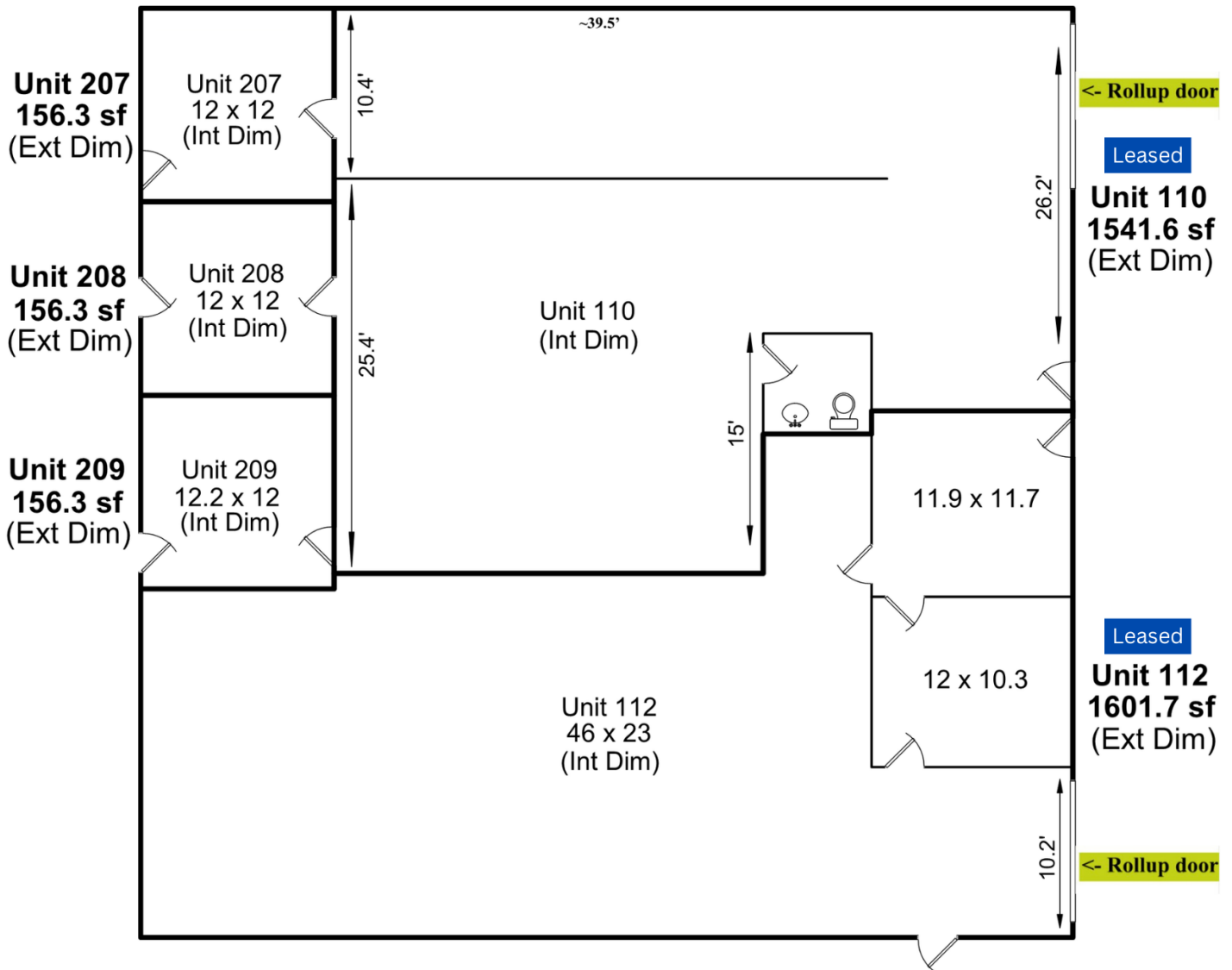


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19336 Goddard Ranch Ct,  
Morrison CO  
**Building Phase 2**

Max Ceiling Heights: 12'



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Max Ceiling Heights: 10'

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## TRAFFIC COUNTS:

Hwy 285 & Goddard  
Rach Ct

- Avg. 28,898  
Daily Volume

## Demographics

### 1-mile

### 3-mile

### 5-mile

2024 Est. Population

451

7,496

29,304

2029 Proj. Population

445

7,349

28,728

2024 Est. Households

170

2,769

11,407

2029 Proj. Households

167

2,712

11,173

2024 Est. Average HH Income

\$197,894

\$189,162

\$159,604

2024 Est. Median HH Income

\$177,999

\$168,866

\$132,720

2024 Est. Median Housing Value

\$930,722

\$900,595

\$741,997

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