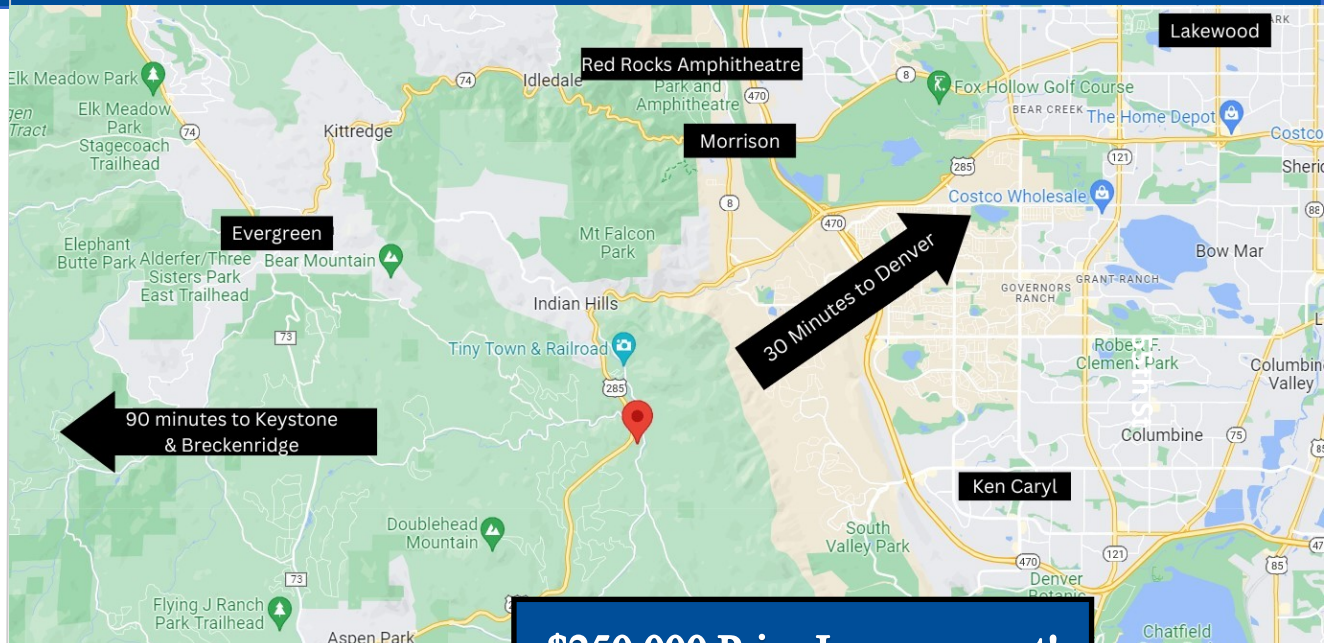


Office  
Building  
For Sale

# 19316 Goddard Ranch Ct

Morrison, CO 80465



## Property Details:

- List Price: \$1,750,000
- Lease Rate: \$21.91/SF NNN (est \$6.59)
- **Introductory lease rate of \$15/SF NNN for the 1st Year of a 3+ Year Lease!**
- Square Feet: 8,302
- Year Built: 1992
- Use: Office
- Parking: 50 Spaces
- Fiber+ Internet

**\$250,000 Price Improvement!**  
**Motivated Seller!**



For More  
Information  
Please  
Contact



## Jim Thomas

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

**RE/MAX**  
COMMERCIAL®

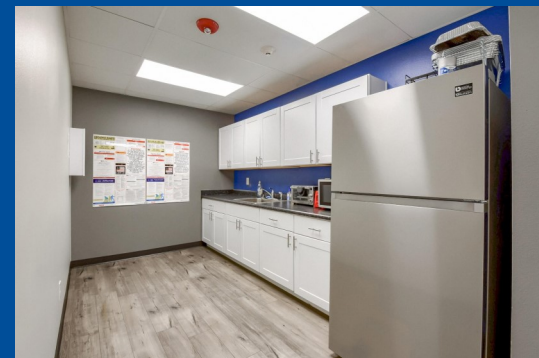
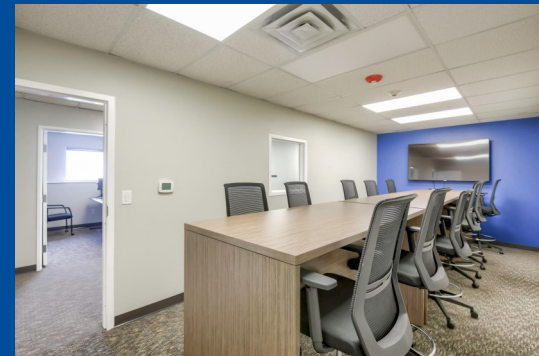
RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 803032 | 303.543.0625 | 303.499.1755 (fax)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

Office  
Building  
For Sale

# 19316 Goddard Ranch Ct

Morrison, CO 80465



**TRAFFIC COUNTS:**  
Hwy 285 & Goddard  
Rach Ct

- Avg. 29,041  
Daily Volume

Demographics	1-mile	3-mile	5-mile
<b>2022 Est. Population</b>	391	7,752	30,396
<b>2027 Proj. Population</b>	397	7,834	30,962
<b>2022 Est. Households</b>	148	2,873	11,672
<b>2027 Proj. Households</b>	151	2,905	11,895
<b>2022 Est. Average HH Income</b>	\$194,913	\$195,015	\$158,064
<b>2022 Est. Median HH Income</b>	\$173,000	\$174,218	\$130,633
<b>2022 Est. Median Housing Value</b>	\$865,079	\$865,082	\$630,533

For More  
Information  
Please  
Contact



**Jim Thomas**

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



RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 80302 | 303.543.0625 | 303.499.1755 (fax)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.