

# 15750 S GOLDEN RD

Golden, CO 80401



## UNIT AVAILABLE

\* Unit I 1,400 SF - Open retail space.

## PROPERTY HIGHLIGHTS

- Multi-Tenant Retail Building
- Great West Denver Location
- Located near 1-70 6th Ave & C-470 in Golden
- Easy Highway Access
- Easy access along Golden Rd and to Colfax
- Busy well-established location

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross)
Available SF:	1,400 SF
Building Size:	14,730 SF
Zoning	C-1
Lease Term	3-5 Years
Unit I	1,400 SF



### BRANDI SPENCER

Senior Broker  
720.880.6977  
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### ALG COMMERCIAL

7354 South Alton Way, Suite 101  
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. 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.



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RETAIL PROPERTY FOR LEASE

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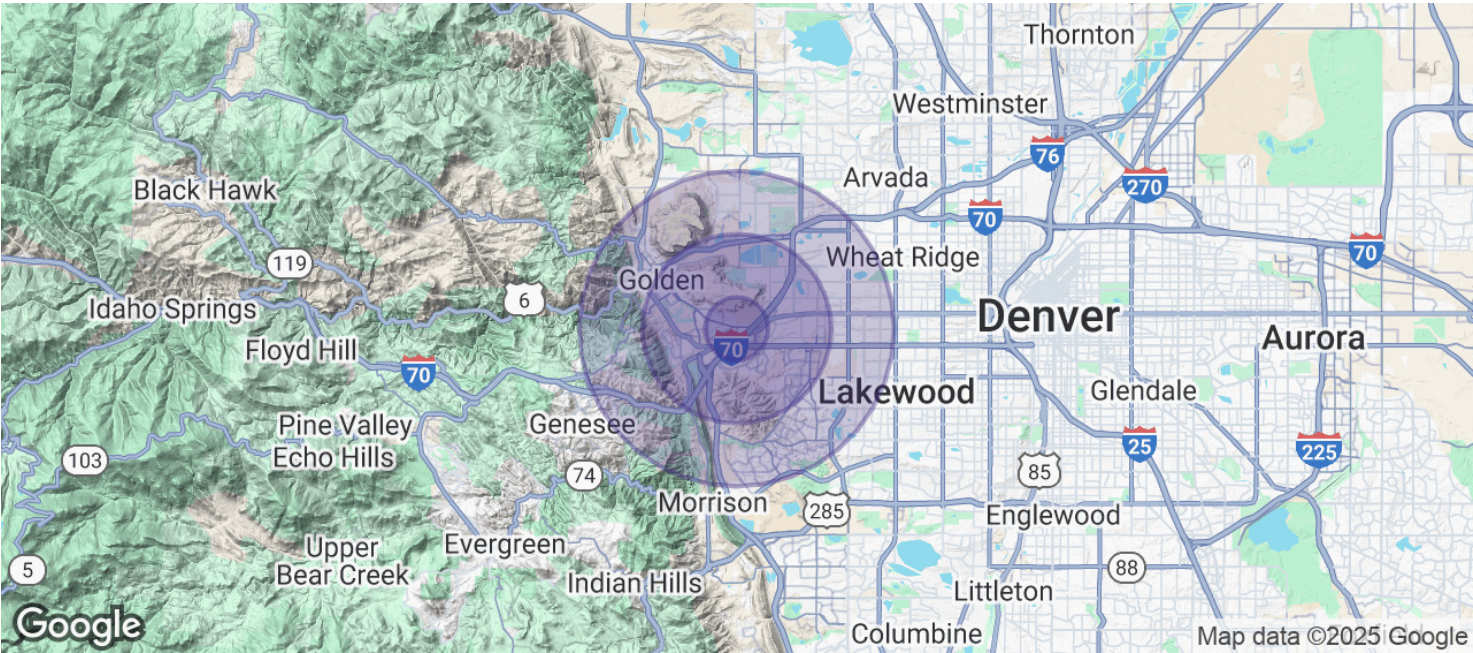
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,921	55,075	140,767
Average Age	32.3	38.2	40.9
Average Age (Male)	32.8	37.3	39.8
Average Age (Female)	34.1	40.7	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,625	22,797	58,641
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$91,258	\$100,906	\$106,718
Average House Value	\$298,358	\$415,227	\$445,210

2020 American Community Survey (ACS)



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