

8% Cap - 100% Leased Retail Investment Opportunity

INVESTMENT SALE



Property Overview

This investment opportunity is offered at \$1,457,000, delivering a 8% cap rate on actual in-place income. A rare chance to acquire a stable foothills retail asset with proven fundamentals. Known locally as "The Yellow Barn," this fully-leased, four-building retail complex totals 12,817 SF at a highly visible hard-corner in Conifer, Colorado. With 425 feet of frontage on Highway 73 and 245 feet on Barkley Road, the property is a recognized landmark in the Conifer/Aspen Park trade area.

Tenants include Magpie Mercantile (gift shop), Mon Petite Academy (daycare), The Well at Bradford Junction (pub), and Easy Entrees by Silver Spoon (specialty food). Three of the four tenants pre-date the Seller's 10-year ownership, underscoring the property's stability and reliable income stream. Space is rarely available and quickly absorbed, reflecting strong tenant demand and the property's reputation as a community fixture.

The Property is on the Colorado State Register of Historic Properties and received a Jefferson County Historic Landmark Designation. According to the Owner these statuses are not burdensome, and honor the meaningful historical significance of "Bradford Junction." The Property has been well maintained and has seen many capital improvement projects over the years, with many from 2016-2024. Some noteworthy improvements include new roofs, paint, concrete foundation on the Barn, new HVAC, parking lot paving and expansion. There are two wells at the Property and the sale includes 0.84 acre feet of senior water rights and an augmentation plan.

Property Highlights

- 100% Leased – Immediate cash flow from established tenants
- Iconic Landmark – The Yellow Barn drives customer recognition and demand
- Historic Landmark - Colorado State Register of Historic Properties and Jefferson County Historic Landmark Designation
- Strong Frontage & Visibility – Highway 73 & Barkley Road exposure
- Durable Market – Limited retail supply and high barriers to entry
- Regional Connectivity – Serves Conifer, Aspen Park, Evergreen & Hwy 285 corridor
- Many Capital Improvements 2016 - 2024

Property Details

Building SF:	12,817
Price:	\$1,457,000
Price / SF:	\$113.68
Rentable SF:	12,817
Occupancy:	100%
NOI:	\$116,637
CAP Rate:	8%
Floors:	2
Lot Size:	2.48 Acres
Signage:	Building Signage
Year Built:	1910
Renovated:	2016-2024
Building Class:	C
Parking:	44 - Surface
Parking Ratio:	3.43:1000
Zoning:	C1, Jefferson County

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