



Each office independently owned and operated

**RE/MAX COMMERCIAL ALLIANCE**

5440 Ward Road | Suite 260

Arvada, CO 80002

303.756.4747

COLORADOCOMMERCIALBROKERS.COM

**FOR LEASE**

**OFFICE BUILDING**

# STAGECOACH

30480 STAGECOACH BLVD, EVERGREEN, CO 80439



PRESENTED BY:

**DOUG JENNINGS**

Commercial Broker

720.434.6637

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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# 1

## PROPERTY INFORMATION

### IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$17.00 - 30.00 SF/yr (NNN; Full Service)
Building Size:	10,983 SF
Available SF:	200 - 4,000 SF
Lot Size:	1,022,745,240 SF
Number of Units:	18
Year Built:	1978
Zoning:	RC1

## PROPERTY OVERVIEW

Unit 50 - Traditional NNN lease for around 1,000 sft  
 Unit 200 - Traditional NNN lease for around 4,000 sft  
 Unit 201+ - Short Term (STR) concept for (GUESS) 16 spaces starting at \$500 per month (each office)

## PROPERTY HIGHLIGHTS

- Various options - traditional | individual offices | hybrid of the two
- Up to ~4,000 sft of contiguous space available
- As small as ~200 sft available (individual offices)
- Executive / team size offices open
- Amenities include (STR's) -
- HIGH SPEED INTERNET
- Office hours access
- Ample parking
- Shared access to conference room (reservation required)
- Share access to printing capabilities

## OFFICE BUILDING FOR LEASE

# PROPERTY DESCRIPTION



OFFICE BUILDING  
FOR LEASE

## PROPERTY DESCRIPTION

Unit 50 - Traditional NNN lease for around 1,000 sft

Unit 200 - Traditional NNN lease for around 4,000 sft

Unit 201+ - Short Term (STR) concept for (GUESS) 16 spaces starting at \$500 per month (each office)

## LOCATION DESCRIPTION

Frontage to Evergreen Parkway - this site is ideal for anyone in the Evergreen area!

30440 Stagecoach Boulevard, Evergreen, CO, offers a prime location for office space use, perfectly combining natural surroundings with modern accessibility. Situated in the heart of the Rocky Mountains, this property provides an inspiring and serene backdrop for your office operations.

Nestled among towering pine trees and picturesque landscapes, this office space offers a peaceful and productive environment. The crisp mountain air, panoramic vistas, and occasional wildlife sightings contribute to a refreshing atmosphere that fosters focus and creativity.

Conveniently positioned, 30440 Stagecoach Boulevard allows seamless access to both the amenities of Evergreen and the broader Denver metropolitan area. Local conveniences, dining establishments, and other essential services are just a short drive away, ensuring a harmonious blend of work and lifestyle.

From your office windows, you'll be treated to breathtaking views of majestic peaks and rolling valleys. Whether it's a moment of respite gazing at the mountains or drawing inspiration from the surroundings during brainstorming sessions, the natural beauty outside complements the business endeavors within.

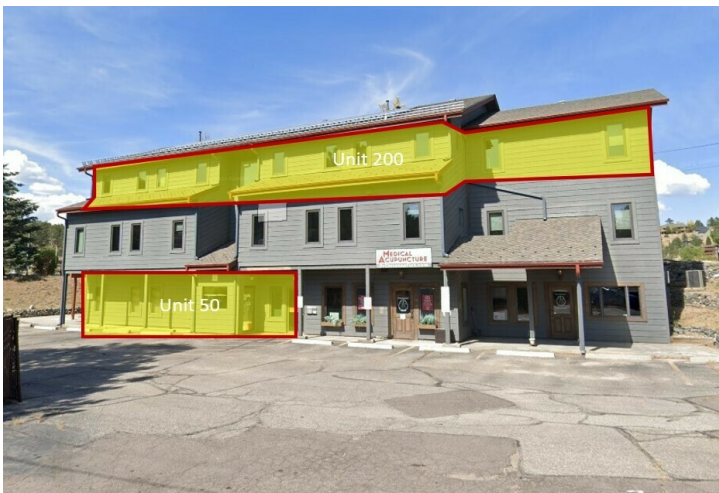
With a setting characterized by evergreen forests, serene lakes, and open spaces, this location provides an ideal backdrop for fostering a productive and innovative work environment. It's a space that invites you to embrace the tranquility of nature while achieving professional excellence in a setting that seamlessly blends the rugged outdoors with modern functionality.

# COMPLETE HIGHLIGHTS



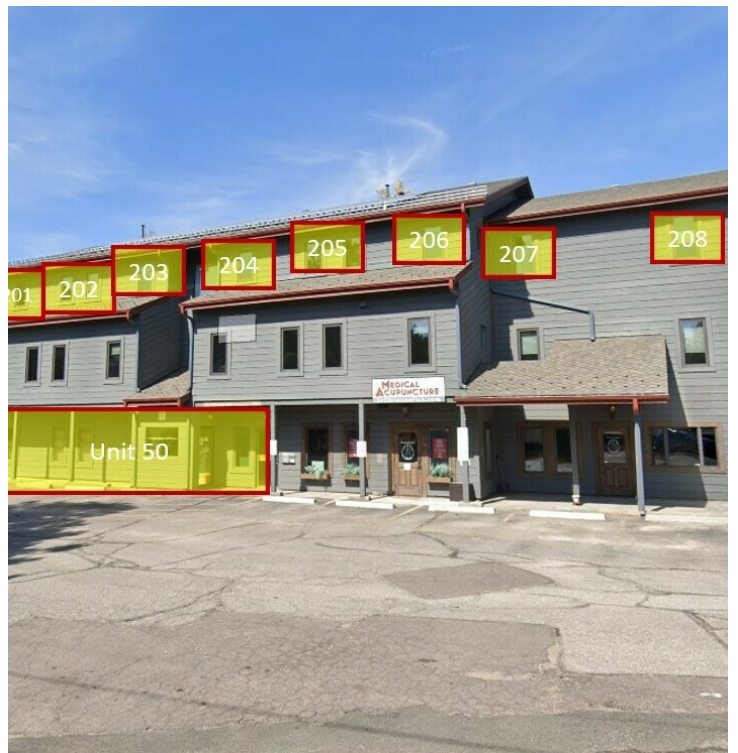
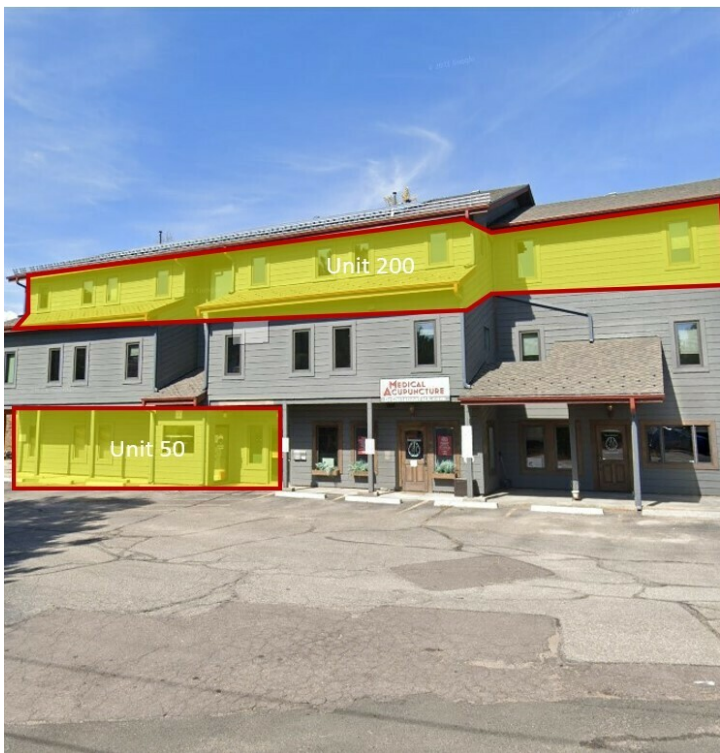
## PROPERTY HIGHLIGHTS

- Various options - traditional | individual offices | hybrid of the two
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- Executive / team size offices open
- Amenities include (STR's) -
- HIGH SPEED INTERNET
- Office hours access
- Ample parking
- Shared access to conference room (reservation required)
- Share access to printing capabilities
- Share access to patio space



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# //ADDITIONAL PHOTOS



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## LOCATION INFORMATION

### IN THIS SECTION

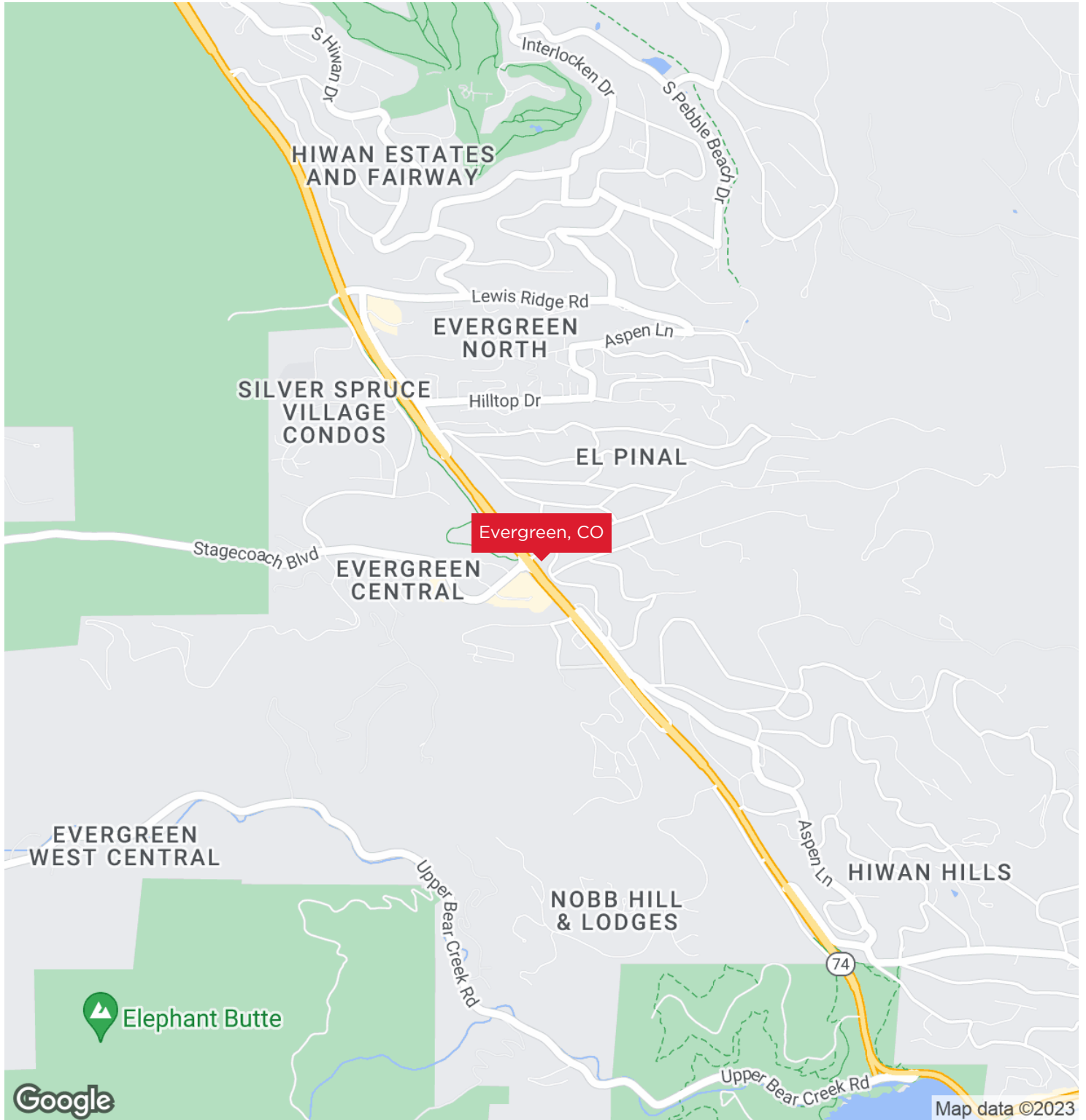
REGIONAL MAP

LOCATION MAP

AERIAL MAP

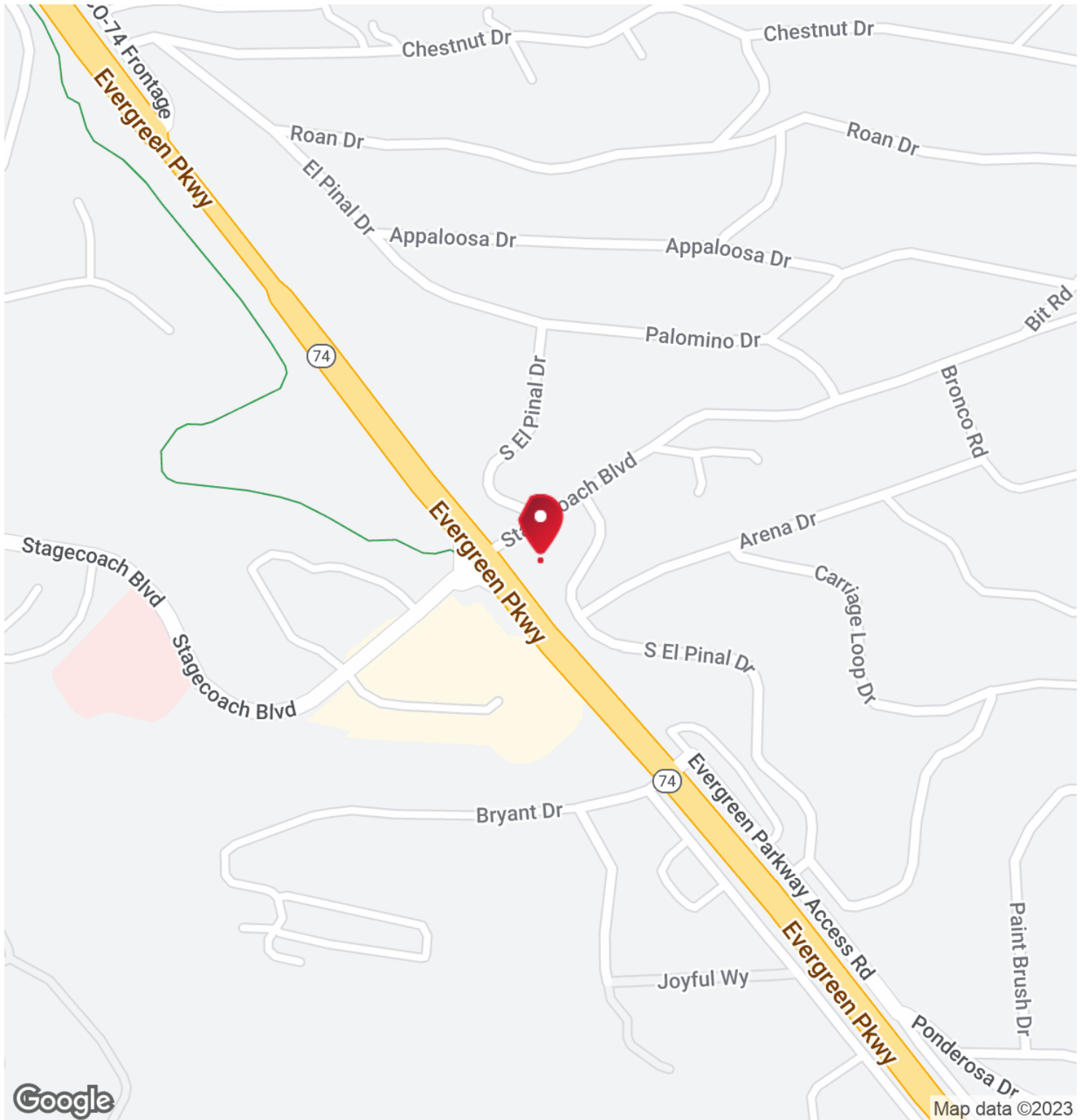
SITE PLANS

# REGIONAL MAP



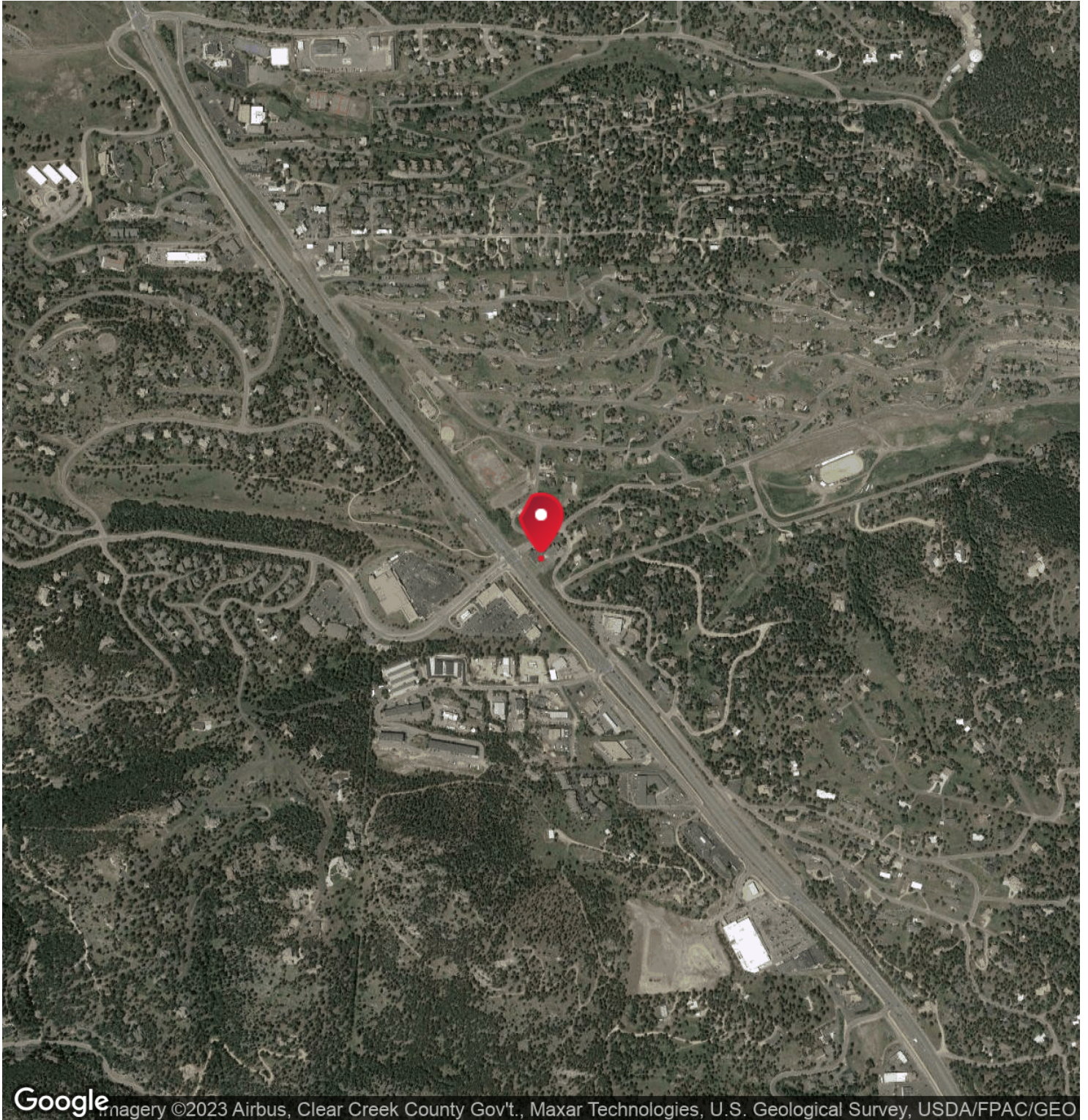
OFFICE BUILDING  
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# LOCATION MAP



OFFICE BUILDING  
FOR LEASE

# AERIAL MAP



Google Imagery ©2023 Airbus, Clear Creek County Gov't., Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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# SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

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## FINANCIAL ANALYSIS

### IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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## OPERATING DATA

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## FINANCING DATA

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# INCOME & EXPENSES

## INCOME SUMMARY

NET INCOME	\$0
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## EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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## SALE COMPARABLES

### IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

# SALE COMPS



It turns out, you don't have any Comps Selected!

(click "**⚙️ Edit Lease Comps**" in the Page Edit Bar)

# SALE COMPS MAP & SUMMARY



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## LEASE COMPARABLES

### IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY

# //LEASE COMPS



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# //LEASE COMPS MAP & SUMMARY



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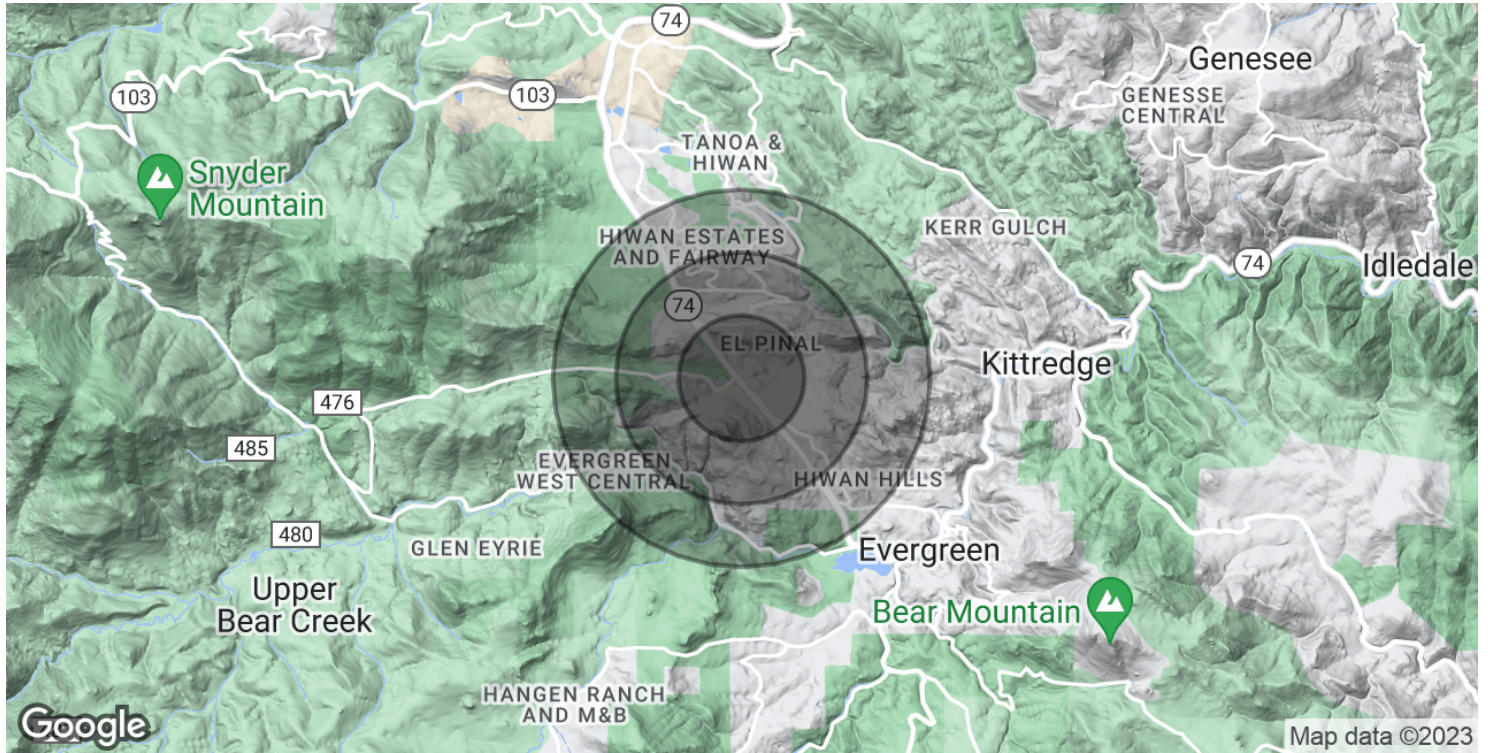
# 6

## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	866	2,776	4,861
Average Age	44.7	45.9	47.9
Average Age (Male)	44.6	45.7	47.3
Average Age (Female)	44.3	45.8	48.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	394	1,207	2,073
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$135,505	\$145,939	\$152,979
Average House Value	\$511,460	\$580,111	\$619,454

\* Demographic data derived from 2020 ACS - US Census

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ADVISOR  
BIOS

IN THIS SECTION

ADVISOR BIO 1

# //ADVISOR BIO 1

**DOUG JENNINGS**

Commercial Broker

dougjennings@remax.net

Direct: **720.434.6637****PROFESSIONAL BACKGROUND**

Doug started in real estate the day he got home from the Army in October of 2000 by investing in properties and gaining his broker's license under RE/MAX Alliance in 2001. While his starting point and roots are in residential real estate he has since expand his experience into commercial transactions and furthered his knowledge of investment properties by obtaining a masters degree in real estate from the University of Denver in 2014 and by obtaining his designation as a Certified Commercial Investment Member (CCIM) in 2016. He is constantly furthering his capabilities and efforts to best serve his clients and the real estate community as a whole.

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