



EVERGREEN  
COMMERCIAL GROUP, LLC

FOR SALE | NET LEASED INVESTMENT

\$994,000

60 Bull Dogger Dr, Bailey, CO 80421



**William A. (Bill) Downes**

billdownes@evergreencommercial.net  
303.838.2000 x101



EVERGREEN  
COMMERCIAL GROUP, LLC

FOR SALE | NET LEASED INVESTMENT

**\$994,000**

**60 Bull Dogger Dr, Bailey, CO 80421**

Executive Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	\$994,000
<b>Lot Size:</b>	1.3 Acres
<b>Year Built:</b>	2018
<b>Building Size:</b>	4,142 SF
<b>Zoning:</b>	C-1
<b>Market:</b>	Denver Foothills
<b>Submarket:</b>	Bailey

## PROPERTY OVERVIEW

- \* Explore an exceptional investment opportunity with this prime retail property in Bailey, CO.
- \* Boasting a 4,142 SF building constructed in 2018, this well-maintained investment is ideally situated in the heart of Bailey's commercial district.
- \* The Tenant, Delwood Square Liquors, is a long term profitable liquor store on the 285 corridor.
- \* Zoned C-1, it offers versatile potential for investors seeking a stable long term investment.
- \* With its modern build and prime positioning, this property presents a compelling prospect for those looking to capitalize on the thriving commercial market in Bailey.

## LOCATION OVERVIEW

- \* Located in the Bailey Industrial Park next to a busy Loaf & Jug
- \* Centrally located with easy access from Hwy 285

**William A. (Bill) Downes**

billdownes@evergreencommercial.net  
303.838.2000 x101



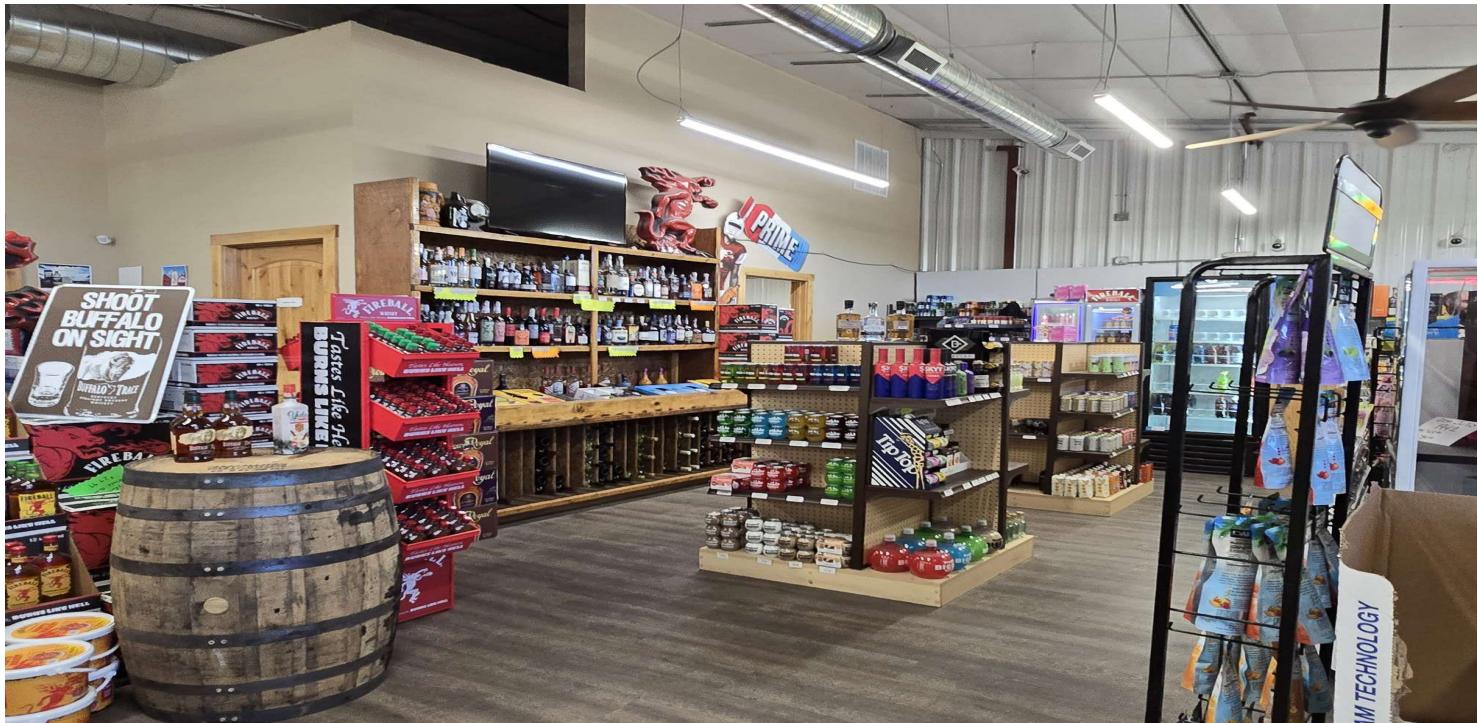
EVERGREEN  
COMMERCIAL GROUP, LLC

FOR SALE | NET LEASED INVESTMENT

**\$994,000**

**60 Bull Dogger Dr, Bailey, CO 80421**

Additional Photos



**William A. (Bill) Downes**

billdownes@evergreencommercial.net  
303.838.2000 x101



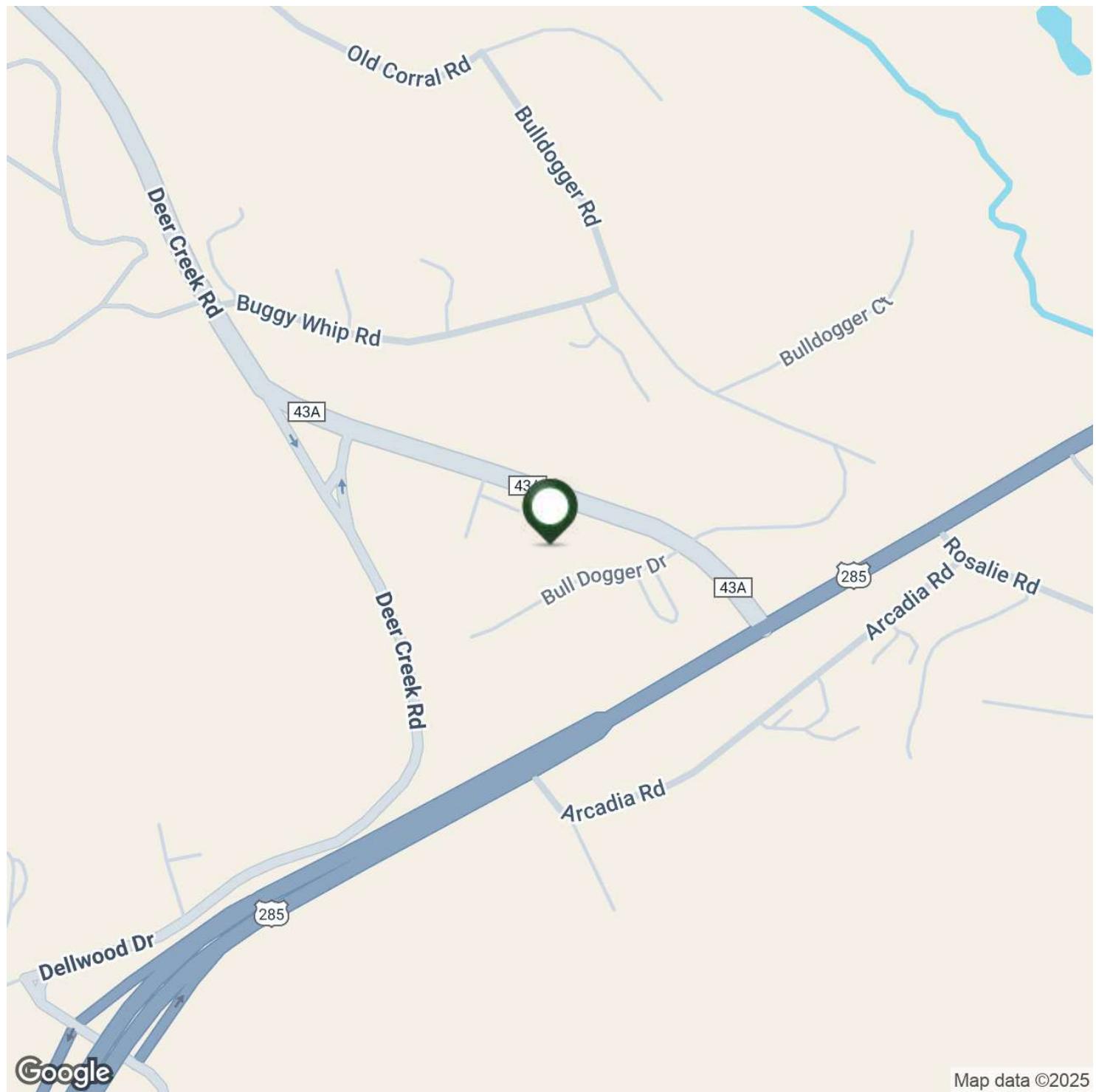
EVERGREEN  
COMMERCIAL GROUP, LLC

FOR SALE | NET LEASED INVESTMENT

**\$994,000**

**60 Bull Dogger Dr, Bailey, CO 80421**

Location Map



**William A. (Bill) Downes**

billdownes@evergreencommercial.net  
303.838.2000 x101



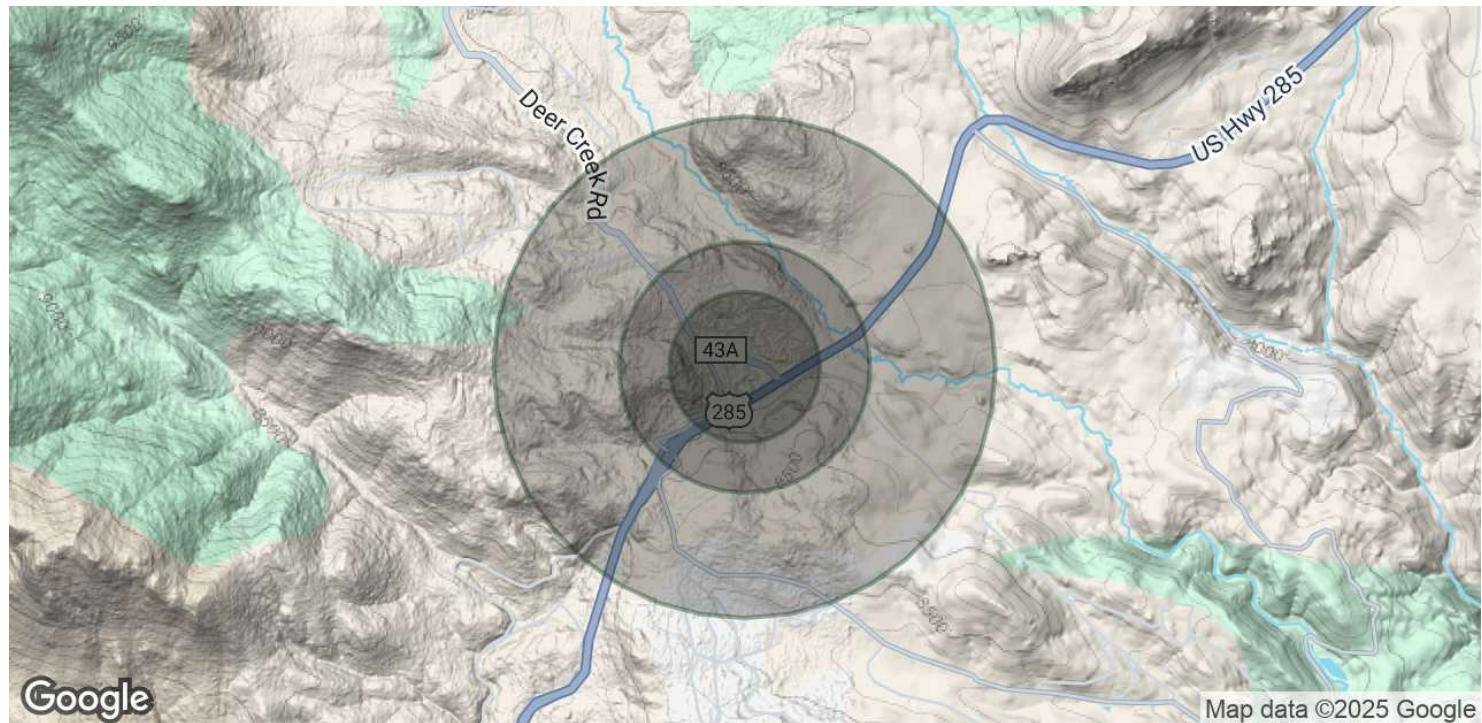
EVERGREEN  
COMMERCIAL GROUP, LLC

FOR SALE | NET LEASED INVESTMENT

**\$994,000**

**60 Bull Dogger Dr, Bailey, CO 80421**

Demographics Map & Report



#### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	25	132	691
Average Age	46	46	46
Average Age (Male)	46	47	46
Average Age (Female)	46	46	46

#### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	55	288
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$134,025	\$134,185	\$129,518
Average House Value	\$657,808	\$652,164	\$627,380

*Demographics data derived from AlphaMap*

**William A. (Bill) Downes**

billdownes@evergreencommercial.net  
303.838.2000 x101