

CANYON POINT PLAZA



Lease Rates:
\$18.00 - \$20.00/RSF NNN



109 - 111 N Rubey Dr
Golden CO 80403



**1,000 SF End Cap
For Lease**

**HIGH TRAFFIC!
EXCELLENT
LOCATION
IN DESIRABLE
GOLDEN.**

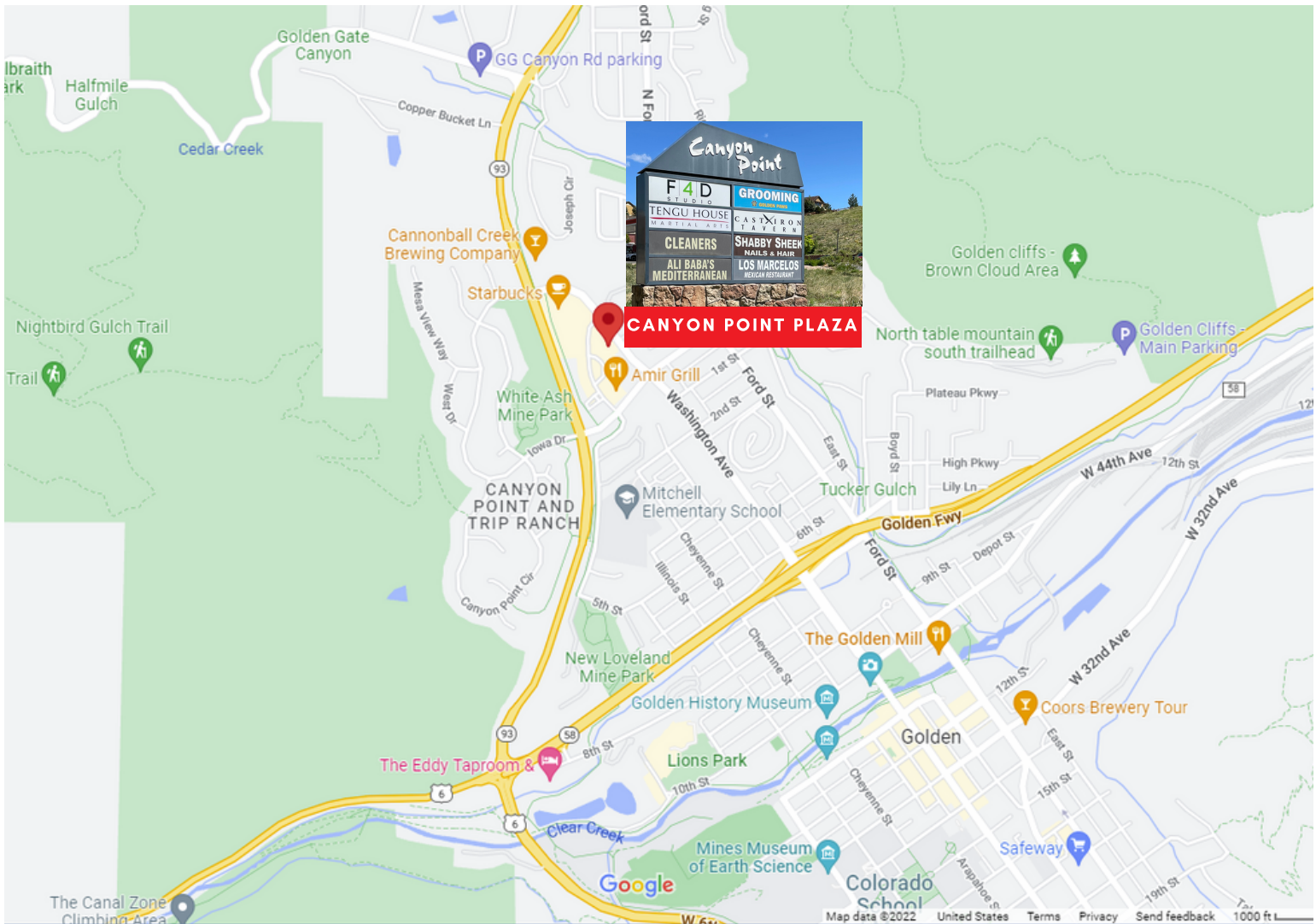
KEY FACTS

- Building Size: 13,528 SF
- For Lease: 1,000 SF
- Located in High Traffic Area near Downtown Golden
- Always Busy!
- Front Door Parking
- Great Views
- Excellent Co-Tenancy
- Signalized Intersection
- Easy Access to Hwy 93, Hwy 58 and Hwy 6
- Historically Low Vacancy

Traffic Counts (Google Earth 2019, *CDOT 2020)

On Iowa St northeast of Washington Ave: 3,419 cars/day
On Washington Ave east of Hwy 93: 7,605 cars/day
On Hwy 93 north of Washington Ave: 26,000 cars/day*





INCREDIBLE LOCATION IN GOLDEN, CO

- ✓ Established, High Traffic Area
- ✓ Excellent Co-Tenancy with Wells Fargo, Starbucks, Cast Iron Tavern, Ali Baba's Restaurant, & More
- ✓ Outdoor Recreation Within Minutes: Golden Gate State Park, Table Mesa, Direct US 6 Hwy Access to Ski Areas
- ✓ Monument Signage Available
- ✓ Great Access to Main Arteries connecting Downtown, Boulder & Mountain Towns: Hwy 6, Hwy 58 and Hwy 93
- ✓ Colorado School of Mines, History Museum, Railroad Museum, Coors Brewery Close By



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