



FOR LEASE | RETAIL/OFFICE SPACE

\$15.00/RSF NNN

27182 Main St, Conifer, CO 80433



William A. (Bill) Downes
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Executive Summary



OFFERING SUMMARY

Available SF:	3,800 RSF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	25,801 SF
Year Built:	2006
Building Size:	17,509 SF
Market:	Retail/office
Submarket:	Office

PROPERTY OVERVIEW

- Prime Main St. location with high visibility.
- Versatile layout suitable for various businesses.
- Ample parking and efficient HVAC system.
- High foot traffic and proximity to amenities.
- Competitive lease terms to meet your needs.

LOCATION OVERVIEW

Right in the heart of Conifer Town Center, the property is located next to Safeway, one of the main market spots in town. With high traffic, easy access from both the north and south via Hwy 285, plenty of parking, and great visibility, this location has it all. The town center provides good access to everything you need, making it the perfect choice for retail or office tenants looking for a convenient and busy location.

Additional Photos



Additional Photos



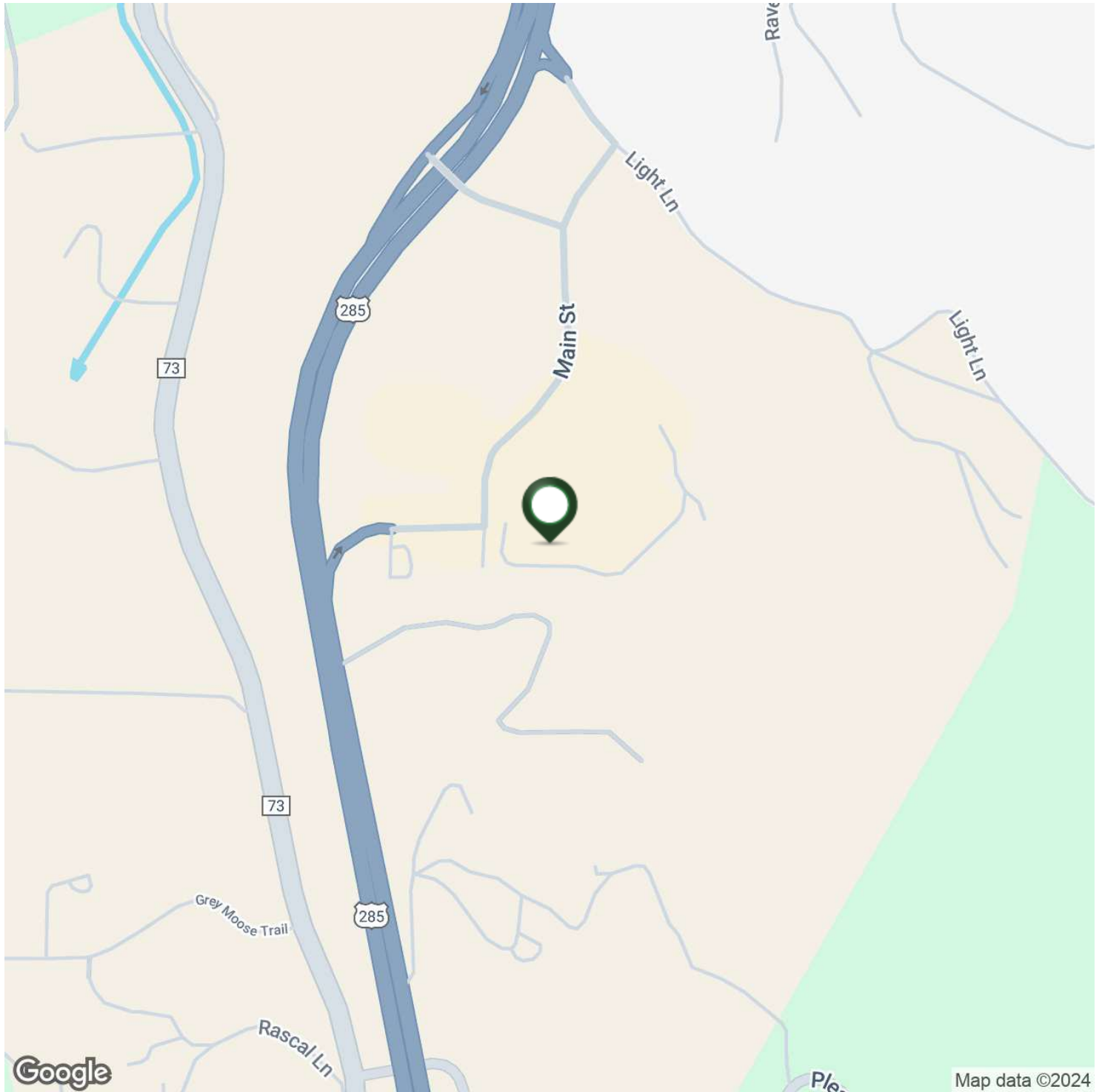


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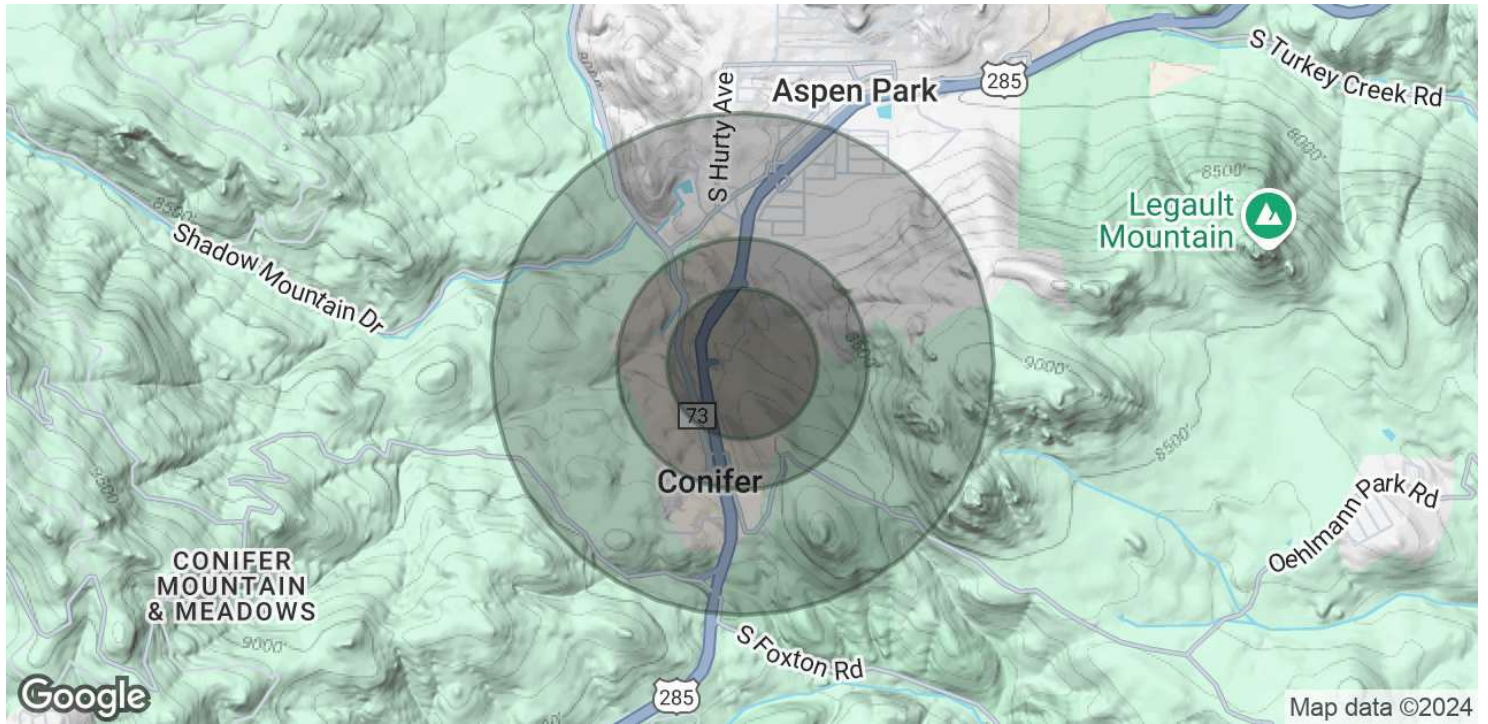
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Location Map



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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	9	71	496
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	29	201
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$166,629	\$170,730	\$174,392
Average House Value	\$874,112	\$918,051	\$915,667

Demographics data derived from AlphaMap