



FOR SALE | RETAIL/EVENT SPACE

\$884,000 NEW PRICE!

5490 Parmalee Gulch Rd, Indian Hills, CO 80454



William A. (Bill) Downes
billdownes@evergreencommercial.net
303.838.2000 x101

Evergreen Commercial Group, LLC • PO Box 2229 • Evergreen, CO 80437 • 303.838.2000 x101 • evergreencommercialgroup.com

Executive Summary



OFFERING SUMMARY

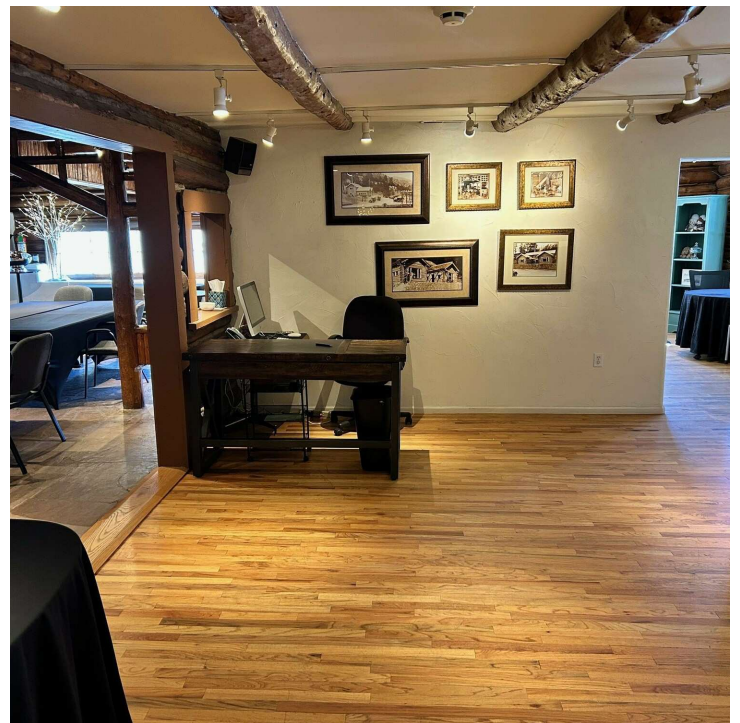
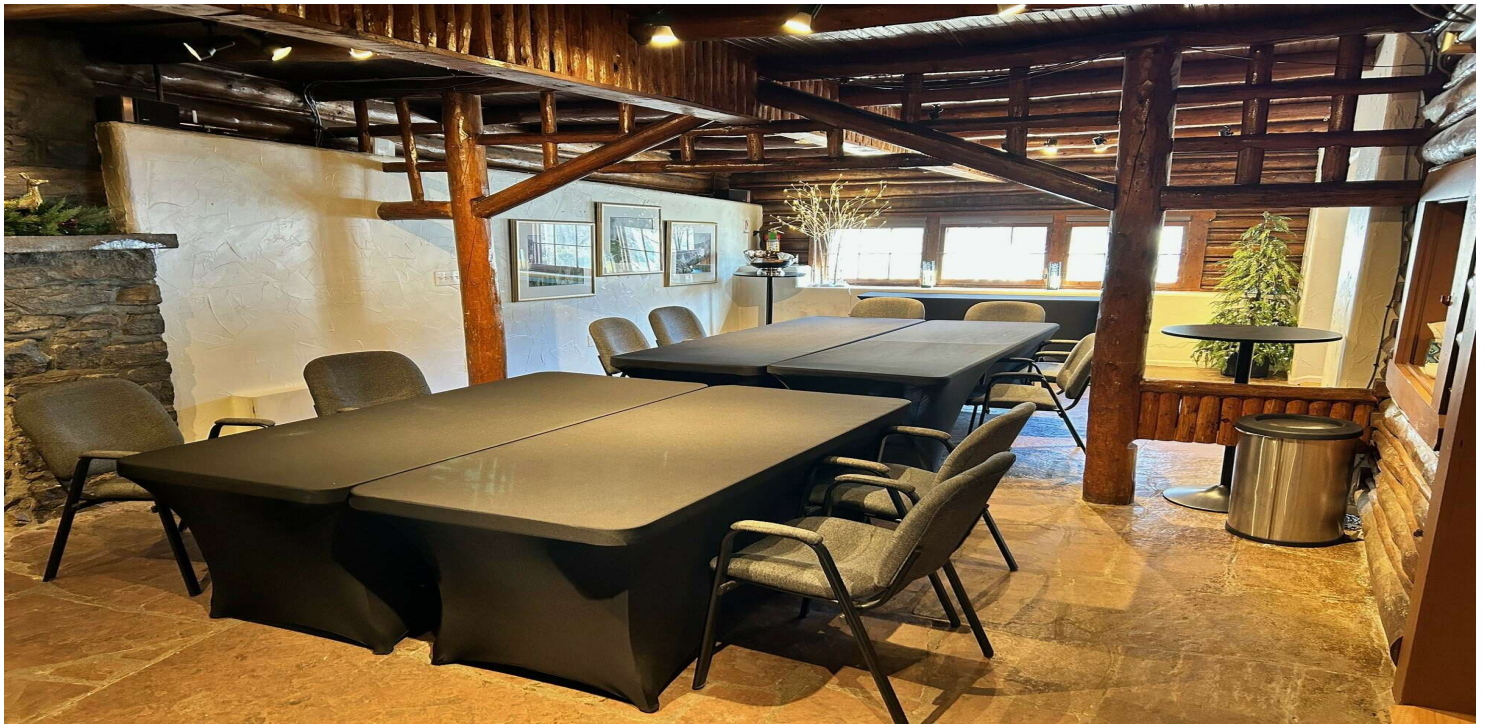
Sale Price:	\$884,000
Price / SF:	\$302.95
Lot Size:	52,418 SF
Year Built:	1928
Building Size:	2,918 SF
Zoning:	C1
Market:	Denver
Submarket:	Mountain Foothills

PROPERTY OVERVIEW

Introducing an exceptional retail investment opportunity in the heart of Indian Hills, Colorado! This charming 2,918 SF building, built in 1928-updated with a modern flair, presents a prime one-unit retail space ideally suited for a street retail investor. Zoned C1, this property offers a versatile canvas for a variety of retail concepts, complemented by its historic allure and distinctive character. This property represents a compelling opportunity for retail investors seeking a standout addition to their portfolio or the space can readily be modified into office spaces as well as a work-live situation. In addition, there is a bonus 777 square foot heated garage/warehouse/shop space with a 220 line-all on a 2.15-acre lot! Don't miss the chance to make your mark in this dynamic market with this enticing property.

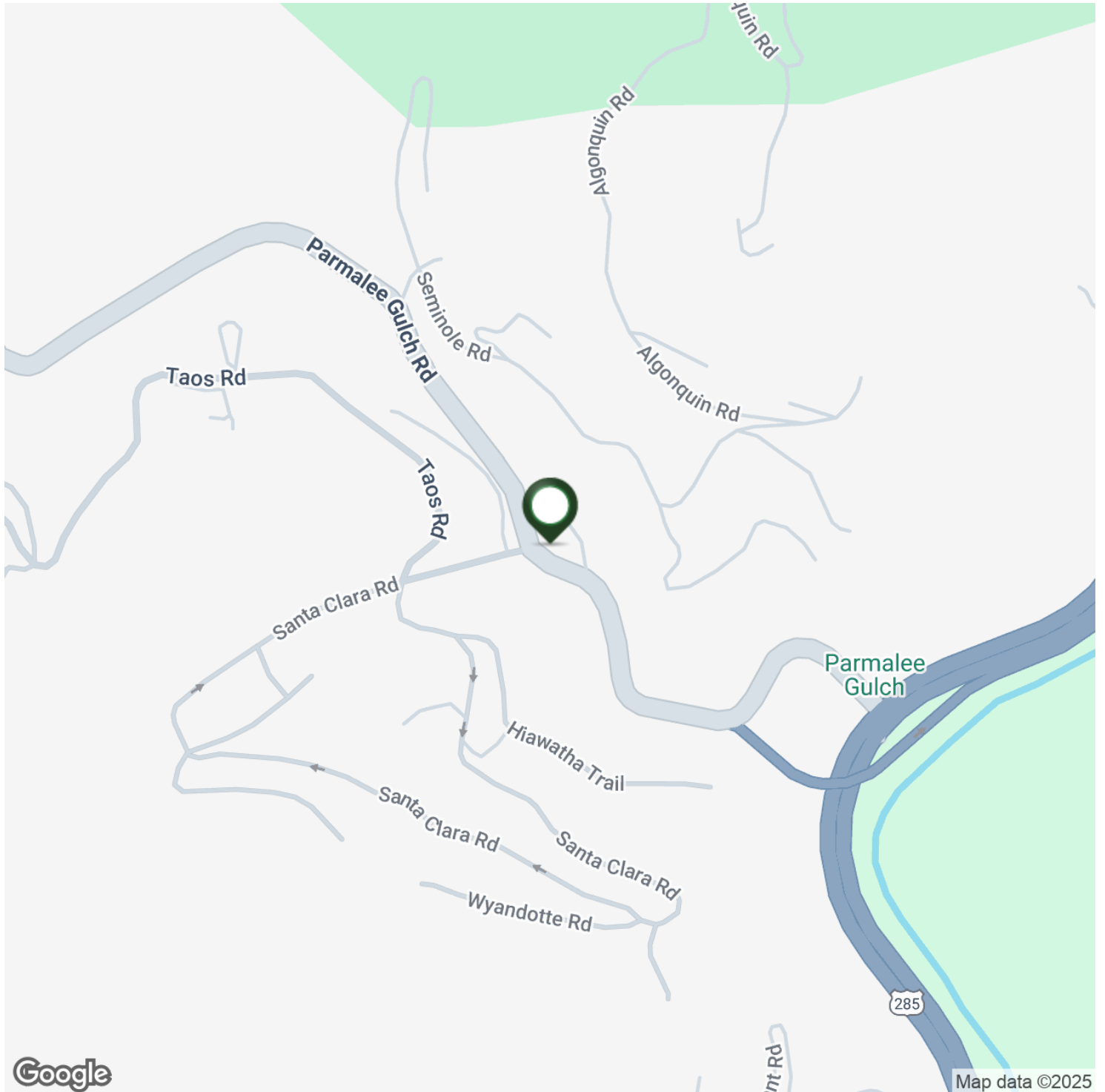
LOCATION OVERVIEW

- Access to hiking, biking, and wildlife watching
- Nearby Mount Falcon Park and Pence Park
- Close proximity to Denver and major transportation routes
- Across the street from the Post Office

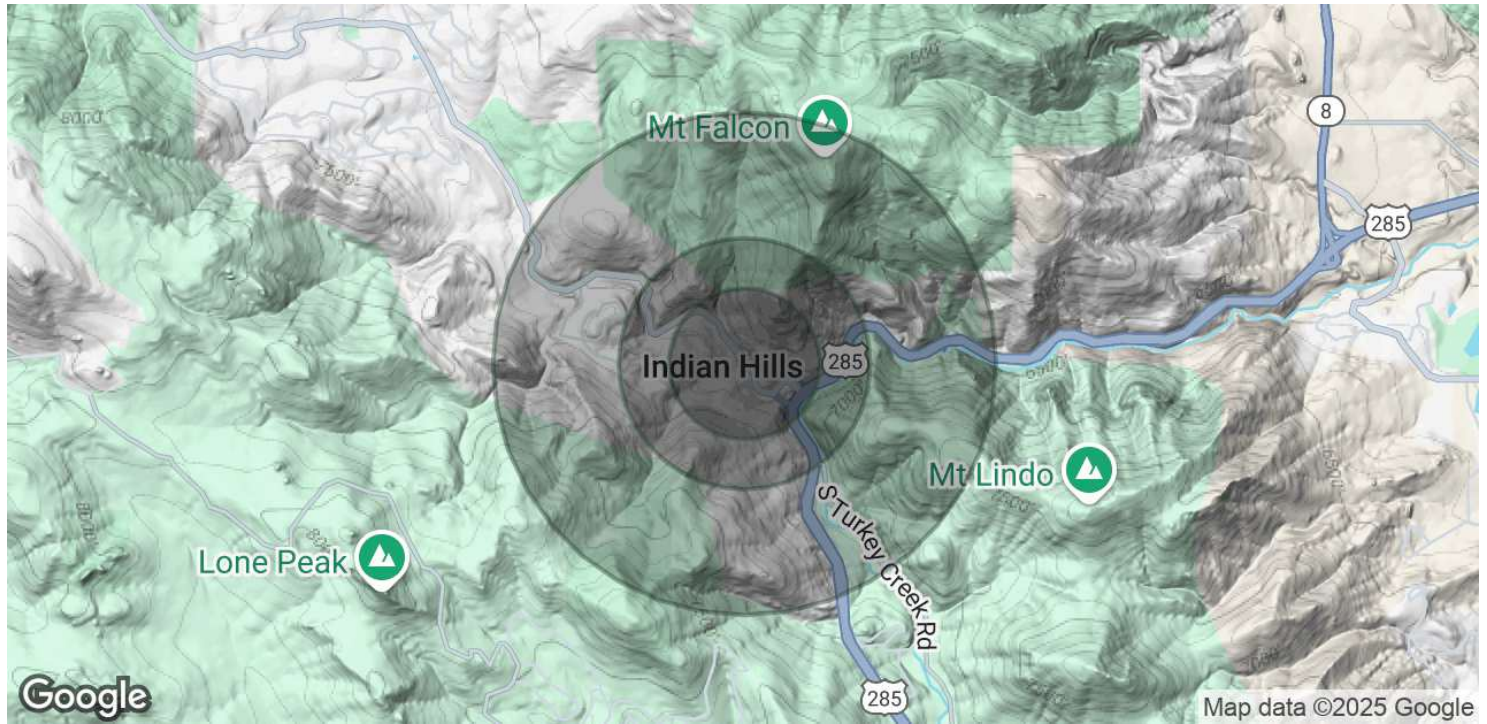




Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	56	177	599
Average Age	48	48	48
Average Age (Male)	48	48	48
Average Age (Female)	47	48	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	70	235
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$146,580	\$149,141	\$167,174
Average House Value	\$1,015,429	\$1,036,680	\$1,053,224

Demographics data derived from AlphaMap