

For Lease Shopping Center

Gold Hill Shopping Center

779 & 781 Gold Hill Place
Woodland Park, CO 80863



PROPERTY SUMMARY

Gold Hill Shopping Center is the primary retail center in the heart of Woodland Park. The building is grocery store anchored and with a diverse tenant mix in the shopping center. This center is well positioned and located off Highway 24 which is the main thoroughfare through Woodland Park.

PROPERTY SPECIFICATIONS

BUILDING SIZE	15,000 SF		
SUITE	SIZE	LEASE RATE NNN	OPERATING EXPENSES
779	2,630-10,878 SF	\$20.00 PSF	\$9.33 PSF (EST 2025)
781	1,540 SF	\$18.00 PSF	
YEAR BUILT	1983		
ZONING	PUD		

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com

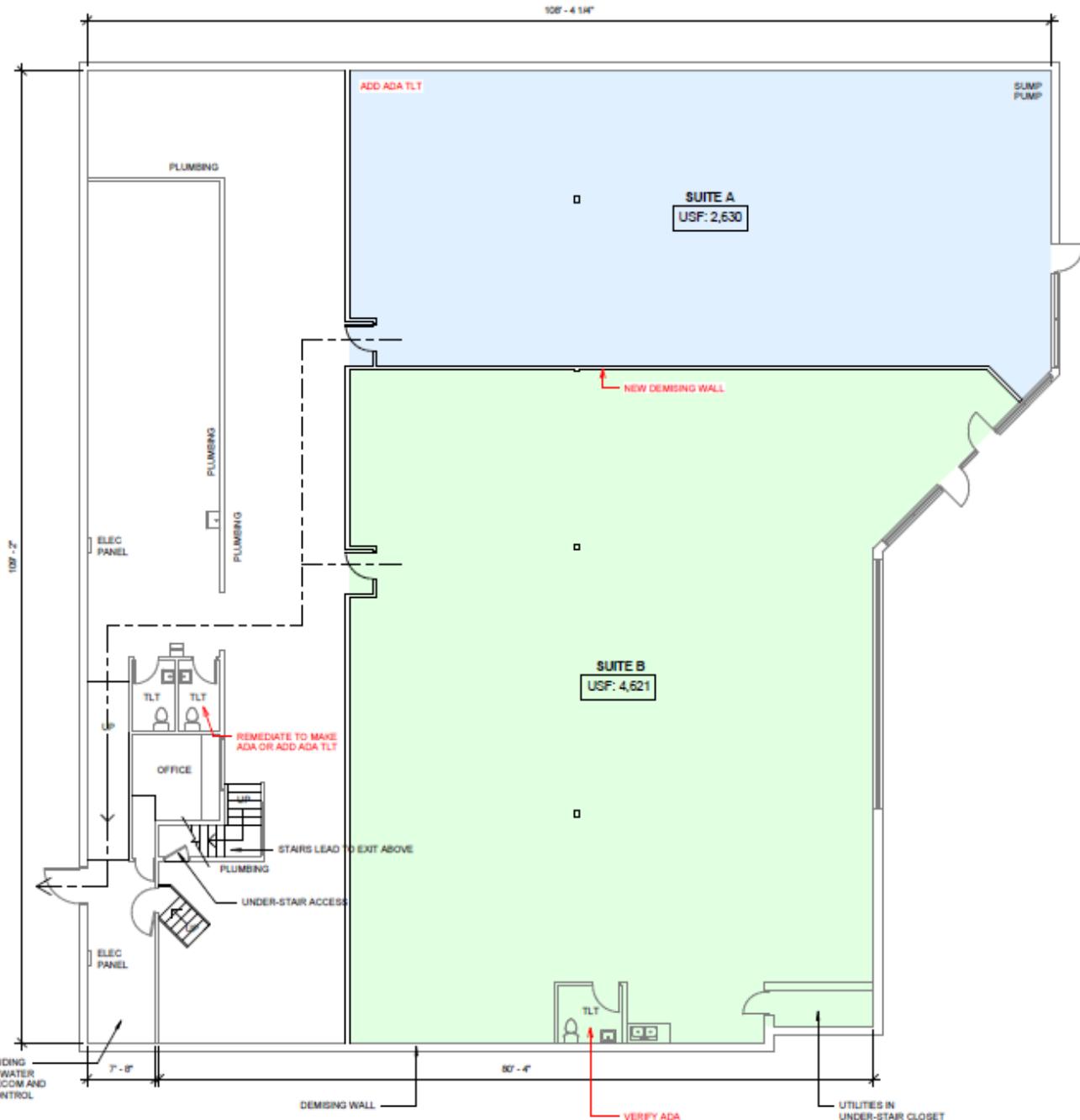


For Lease
Shopping Center

Gold Hill Shopping Center

779 & 781 Gold Hill Place
Woodland Park, CO 80863

Conceptual Floor Plan



① PRELIM DEMISING PLAN OPTION A
1/8" - 1'0"

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

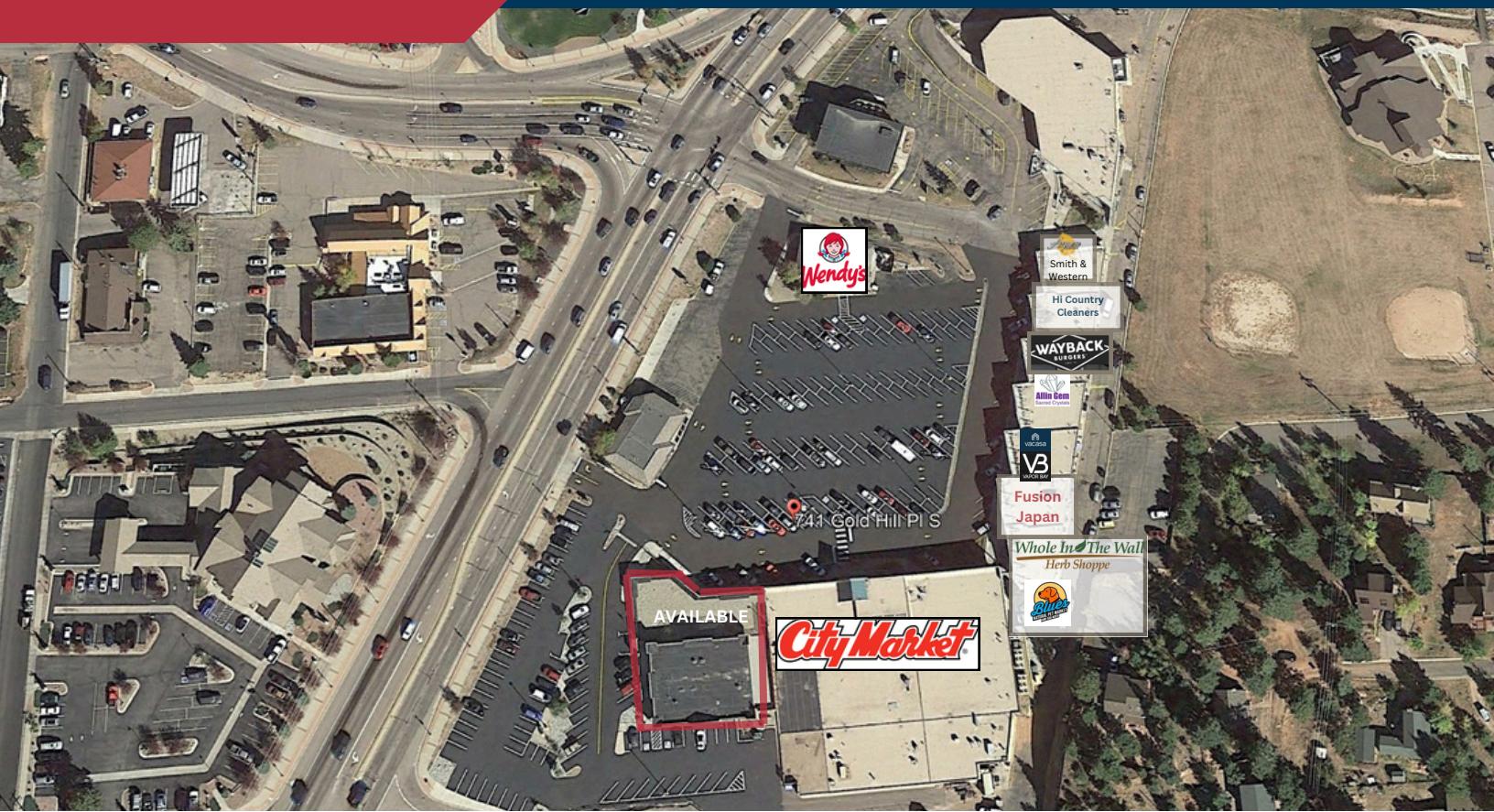
Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



For Lease Shopping Center

Gold Hill Shopping Center

779 & 781 Gold Hill Place
Woodland Park, CO 80863



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
741	Aspen Interiors, LLC	1,148 SF	765	Fusion Japan	2,032 SF
743	Smith & Western	884 SF	771	Whole in the Wall	415 SF
745	Hi Country Laundry	946 SF	773	Blues Natural Pet Market	1,040 SF
747	Hi Country Cleaners	1,086 SF	777	City Market	34,329 SF
751	Wayback Burgers	2,032 SF	779	AVAILABLE	2,630 - 10,878 SF
755	Allin Gem	820 SF	781	AVAILABLE	1,540 SF
757	Vacant	1,214 SF	783	Give Me Service	625 SF
759	Vacasa	735 SF	785	Charis Family Church	1,189 SF
761	Vapor Bay	669 SF	787	Charis Family Church	768 SF
763	Fusion Japan	628 SF			

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



For Lease Shopping Center

Gold Hill Shopping Center

779 & 781 Gold Hill Place
Woodland Park, CO 80863



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



For Lease Shopping Center

Gold Hill Shopping Center

779 & 781 Gold Hill Place
Woodland Park, CO 80863



DEMOGRAPHICS

COMBINED TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile	US Hwy 24	W Browning Ave SW	22,586	VPD	2024
2024 POPULATION	4,935	11,431	13,548					
HOUSEHOLDS	2,052	4,751	5,661					
AVE HH INCOME	\$90,328	\$103,963	\$104,005					

*Sourced by CoStar

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

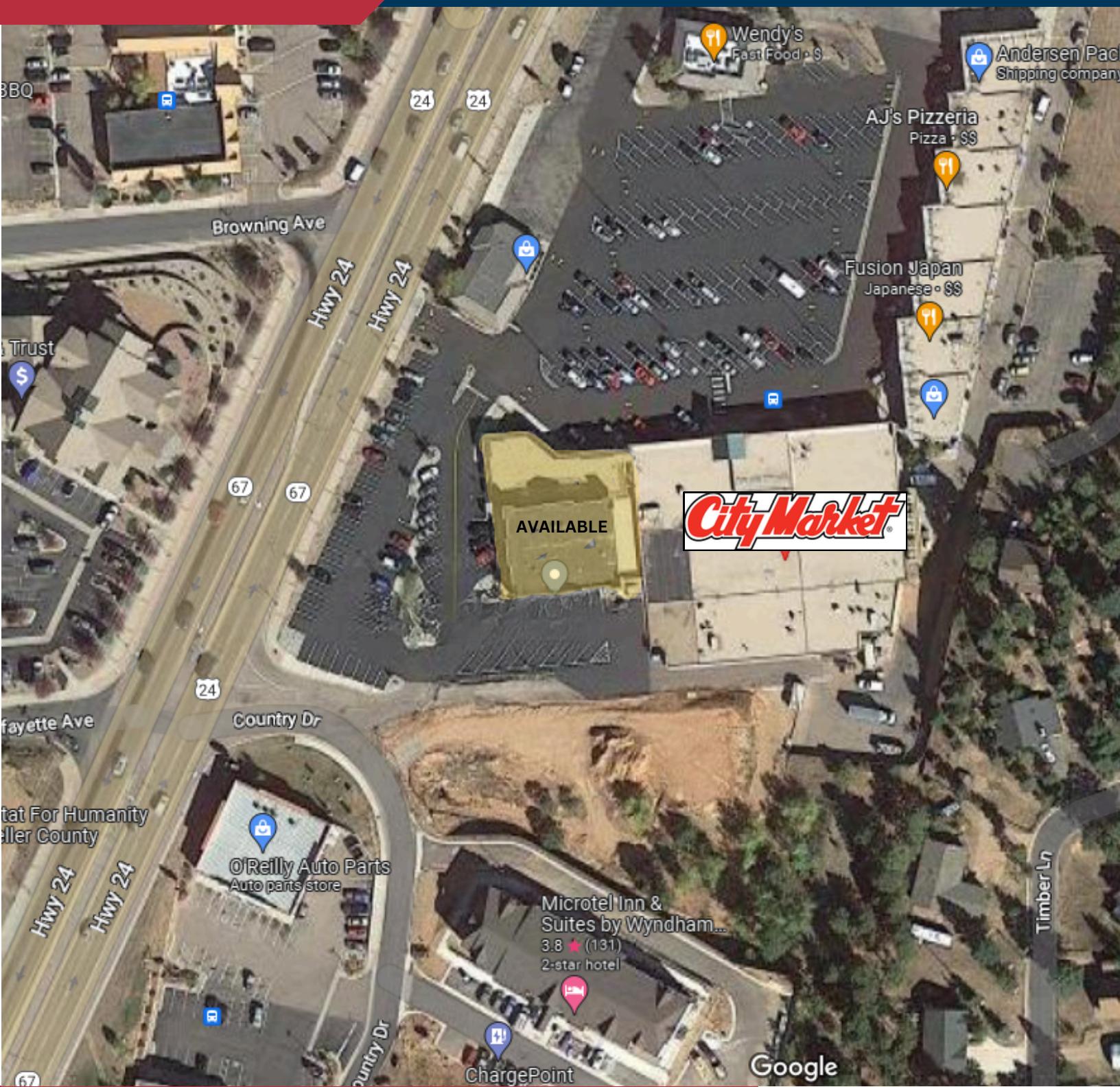
Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com



For Lease Shopping Center

Gold Hill Shopping Center

779 & 781 Gold Hill Place
Woodland Park, CO 80863



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

Philip Crow
Broker Associate
c: 719.985.9867
pcrow@kcreadvisors.com

