

# For Lease Shopping Center

## Gold Hill Shopping Center

779 & 781 Gold Hill Place  
Woodland Park, CO 80863



SKYPICS  
SOLUTIONS, LLC

## 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

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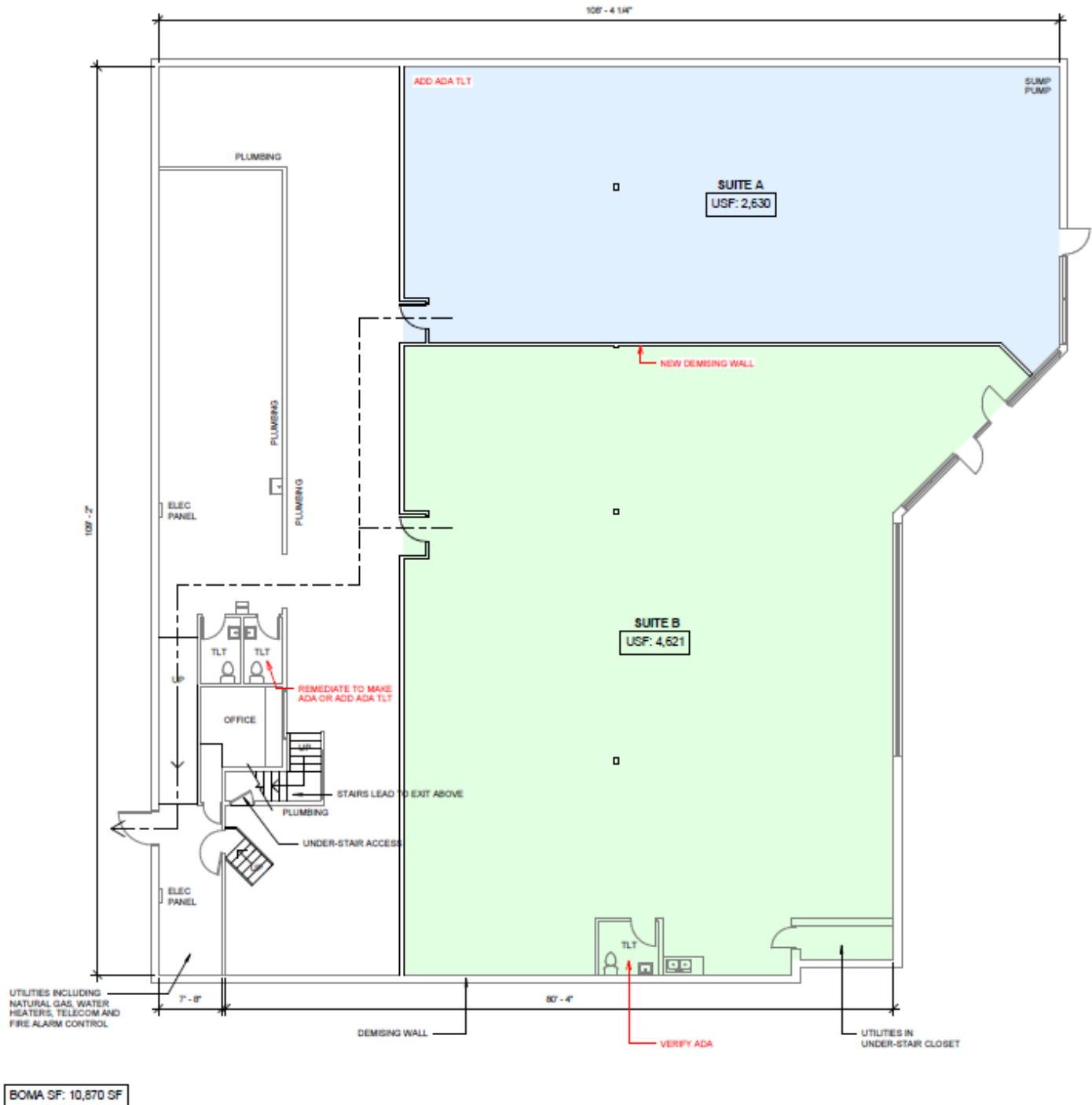
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### Conceptual Floor Plan



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

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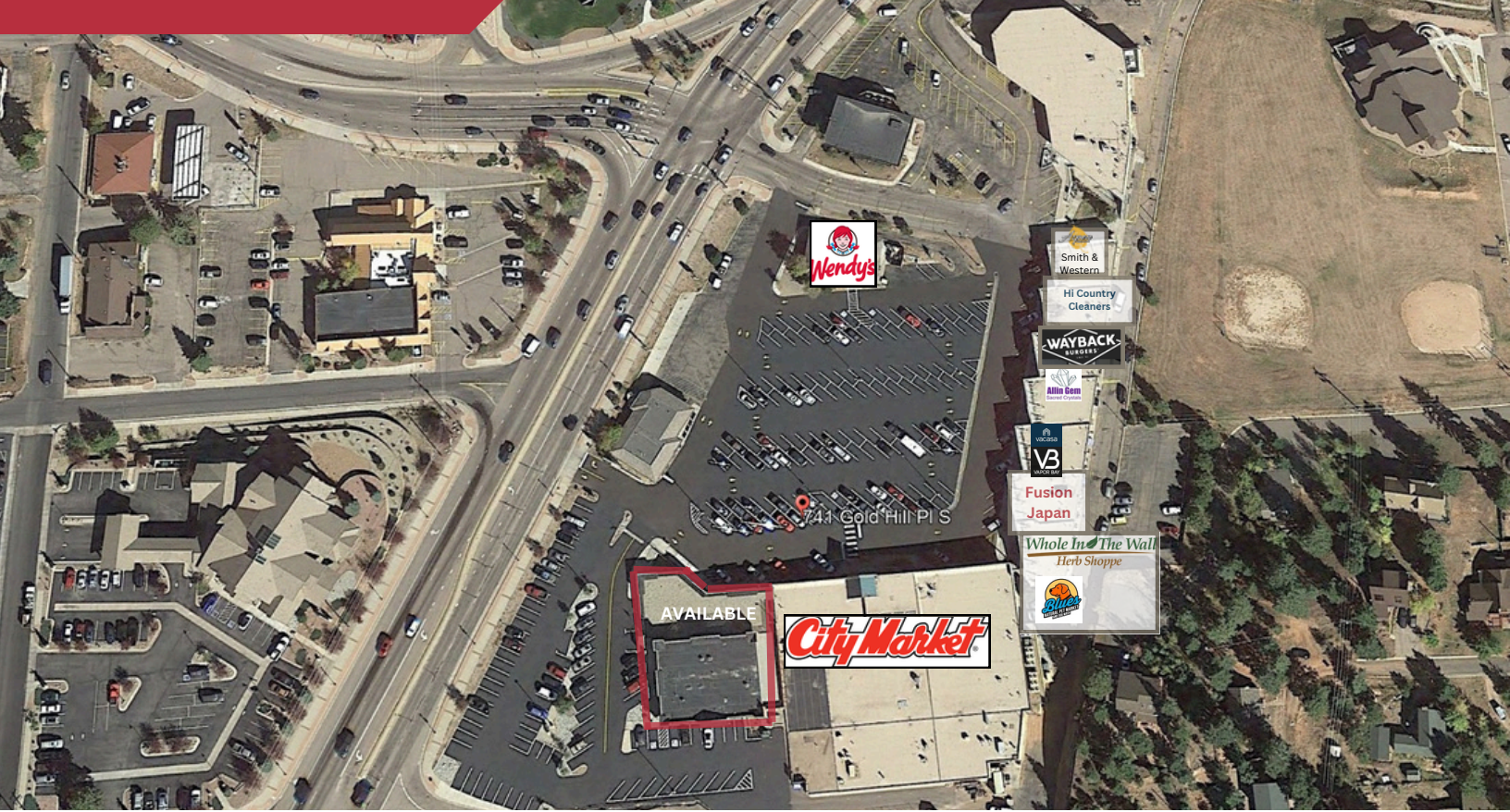




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SUITE	TENANT	SIZE
741	Aspen Interiors, LLC	1,148 SF
743	Smith & Western	884 SF
745	Hi Country Laundry	946 SF
747	Hi Country Cleaners	1,086 SF
751	Wayback Burgers	2,032 SF
755	Allin Gem	820 SF
757	Vacant	1,214 SF
759	Vacasa	735 SF
761	Vapor Bay	669 SF
763	Fusion Japan	628 SF

SUITE	TENANT	SIZE
765	Fusion Japan	2,032 SF
771	Whole in the Wall	415 SF
773	Blues Natural Pet Market	1,040 SF
777	City Market	34,329 SF
779	AVAILABLE	2,630 - 10,878 SF
781	AVAILABLE	1,540 SF
783	Give Me Service	625 SF
785	Charis Family Church	1,189 SF
787	Charis Family Church	768 SF

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	4,935	11,431	13,548
HOUSEHOLDS	2,052	4,751	5,661
AVE HH INCOME	\$90,328	\$103,963	\$104,005

### COMBINED TRAFFIC COUNTS

US Hwy 24	W Browning Ave SW	22,586	VPD	2024
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\*Sourced by CoStar

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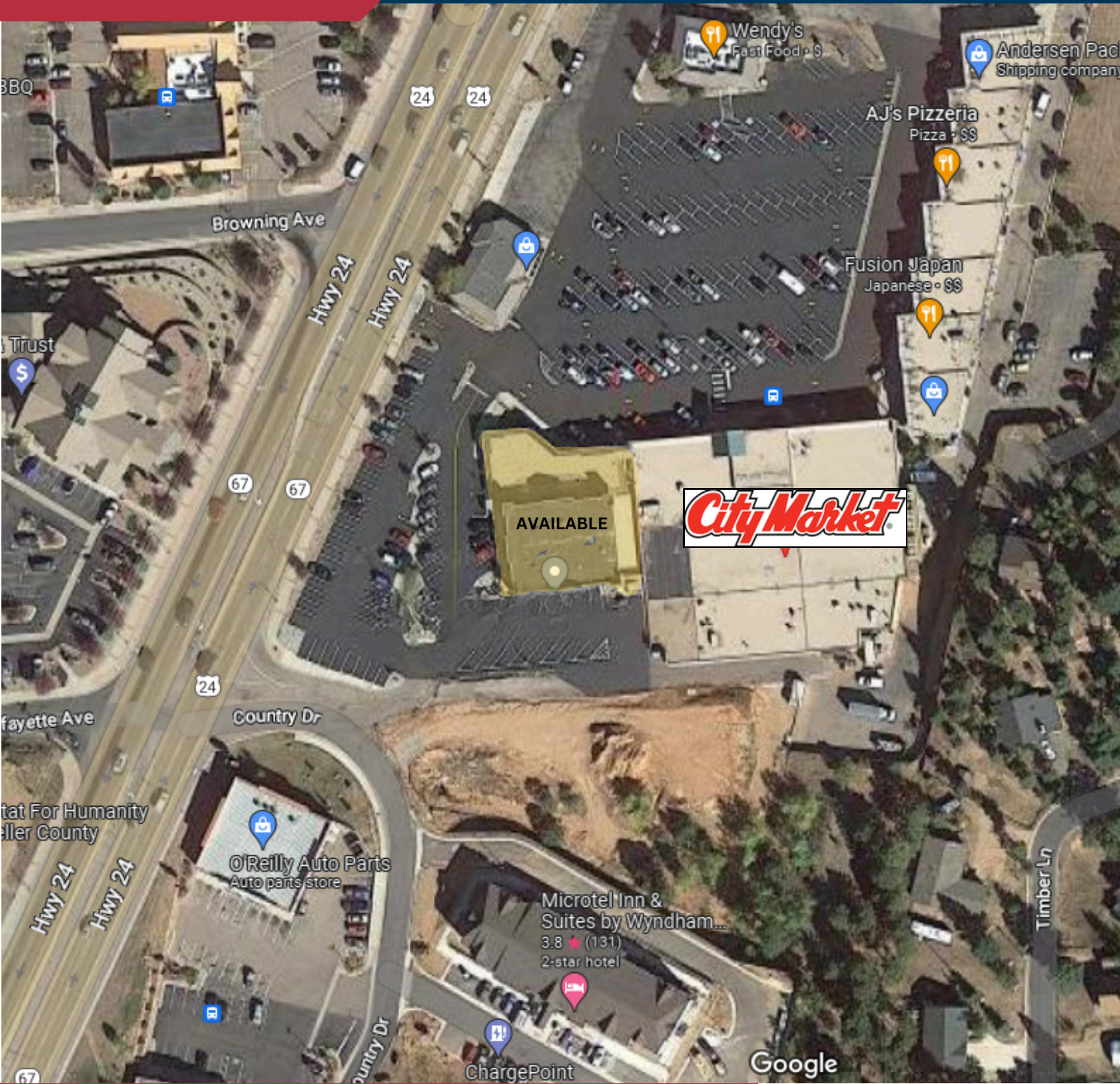
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