

## 4 RETAIL SPACES FOR LEASE

### Available Suites

#105	1,590 SF	Open Retail Space
#300	1,150 SF	Open Retail Space
#302	1,090 SF	Open Retail Space
#304-306	4,500 SF	Open Retail Space (Currently Adjoined)

### Property Summary

Applewood Grove is a multi-tenant retail strip center nestled in between downtown Golden and the Applewood neighborhood located at the corner of Youngfield Street and 20th Avenue. With immediate accessibility to I-70 and West Colfax alike, this property is ideally located for both local businesses seeking a highly sought after neighborhood and national franchises aiming to expand into an established submarket. The area boasts strong underlying population demographics for retailers as the Area Median Income is over \$130,000 and the average home sale price has already eclipsed \$1,000,000.

Property Type	Retail
County	Jefferson
Shopping Center GBA	67,773 SF
Land Area	9.04 AC
Construction	Brick Masonry
Parking Lot	300+ Spaces
Year Built	1960

Applewood Grove Shopping Center  
**1901-1961 YOUNGFIELD ST**  
 GOLDEN, CO 80401



**TBD**

NNN LEASE RATE

**1,090-4,500**

SQUARE FEET AVAILABLE

**18,000+**

VEHICLES PER DAY

**300+**

PARKING SPACES





## 1901-1961 YOUNGFIELD ST

Golden, CO 80401

4 SPACES AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

- High visibility shopping center with great signage opportunities
- Ample surface parking for tenants and shoppers, 300+ spaces
- Area median income greater than \$130,000

### UNIT AMENITIES

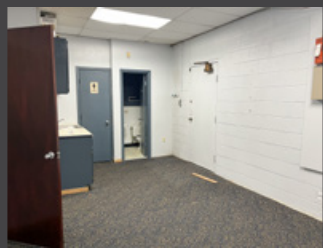
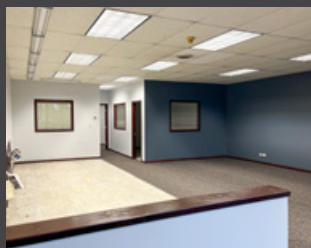
- Flexible floor plans
- High ceilings

### LOCATION HIGHLIGHTS

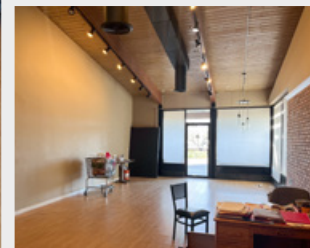
- Immediate access to I-70 and West Colfax
- Located in the heart of the Applewood community, a top-rated suburb in Colorado
- Robust daily foot and vehicle traffic given proximity to highways, residential neighborhoods, and surrounding retail



UNIT #105



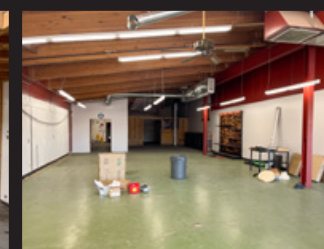
UNIT #300



UNIT #302



UNIT #304-306



## Demographics 2024

	1 MILE	2 MILES	3 MILES
2024 POPULATION	9,699	36,340	69,343
# OF HOUSEHOLDS	4,002	16,084	30,559
AVG HH INCOME	\$133,799	\$110,656	\$107,222
ANNUAL HH GROWTH	0.8%	2.1%	1.4%

## Traffic Counts 2024

Collection St	Cross St	VPD	Distance
W 20th Ave	Youngfield St E	5,868	0.10 mi
Youngfield St	W 20th Ave S	12,783	0.13 mi
W 20th Ave	Zinnia St W	5,510	0.19 mi
Youngfield St	W 21st Ave S	12,097	0.21 mi
Applewood Dr	Rosewood Dr SE	637	0.22 mi
Youngfield St	W 16th Pl S	6,438	0.26 mi
W 20th Ave	Applewood Dr W	8,402	0.26 mi
20A	W 20th Ave S	5,844	0.30 mi

## NEIGHBORHOOD GUIDE: APPLEWOOD WEST, GOLDEN

### Welcome to Applewood

Discover the inviting streets of Applewood, a captivating neighborhood nestled just west of Denver, Colorado. Known for its generous plots, verdant foliage, and robust community spirit, Applewood is an attractive destination for those seeking a quiet yet active lifestyle.

### Experience the Scenic and Spacious Environment

Applewood's rural setting boasts large lots and mature landscaping, granting residents an expansive sense of tranquility. The area's natural beauty is awe-inspiring, with nearby parks and trails providing ample opportunities for hiking, biking, and walking in this picturesque locale.

Well-situated near major highways like I-70, Applewood offers effortless access to downtown Denver and the surrounding mountains. For those who revel in outdoor activities yet covet urban conveniences, this location is ideal. Plus, with the Applewood Golf Course, Applewood Swim and Tennis Club, and the nearby Mount Vernon Canyon Club, recreational activities abound.

### Enjoy the Community and Lifestyle

With a strong focus on family, Applewood fosters a welcoming and friendly atmosphere, making it easy to build relationships with your neighbors. The area teems with local amenities, including the bustling Applewood Village, which offers a variety of shopping options. You'll also find culinary delights at eateries like Teller's Taproom and Kitchen and Abrusci's Fire & Vine.

The Applewood neighborhood provides an extraordinary blend of scenic charm, community connection, and convenient proximity to amenities. It presents a unique balance of peace and accessibility, making it a desirable option for families, young professionals, and retirees. If you're on the hunt for a serene neighborhood offering everything from recreation to relaxation, look no further – Applewood may be your perfect match!





## KAUFMAN HAGAN

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners.



BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE



## WILL SCHERMAN

Broker

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Will Scherman began his career in real estate at a geotechnical engineering firm in Denver after graduating with a Civil Engineering Degree from KU. After transitioning into Project Management for two national builders handling entitlements, construction, and City & County acceptances on master-planned communities, Will received his real estate license and pivoted toward commercial brokerage. Given his construction and development background, he is uniquely positioned in value-add multifamily assets, properties zoned for accessory dwelling units, and development parcels ranging from the Denver Metro through Northern Colorado.