

# 25997 CONIFER ROAD

25997 CONIFER ROAD, ASPEN PARK, CO 80433



## RETAIL / OFFICE INVESTMENT OPPORTUNITY

### Property Overview

Keller Williams Commercial & the Lucchesi Property Group are pleased to offer this fully-leased retail and office investment sale opportunity to the market. The Property consists of five (5) tenants in six (6) units, key tenants have established history, and a well balanced roll-over schedule. The investment opportunity features over \$65,000 In-Place Net Operating Income at a 8.02% Cap Rate. The new roof was replaced in Sept. 2024 at over \$60,000 capital investment. The 2nd and 3rd floor was added in 1998 and the interior has had multiple finish renovations.

The Property is well located in Aspen Park district of Conifer, Colorado. It has excellent visibility from Hwy 285 and easy access, with multiple points of ingress and egress from the frontage road (Conifer Rd). Aspen Park is a mixed urban, suburban, and rural area located in the foothills of the Rocky Mountains just 30 minutes west of Downtown Denver. It offers a mountain lifestyle with access to urban amenities and is surrounded by aspen and pine trees. Aspen Park is known for its small-town feel, highly-rated schools, and proximity to outdoor recreation. With more residents being priced out of metro Denver, Conifer continues to become a popular bedroom community. The growth trend has lead to increased demand for retail and office space in Aspen Park, supporting the long-term desirability of this turn-key investment opportunity.

### Property Highlights

- 8.02% cap rate on IN-PLACE Income
- 9.71% projected year 2 cap rate
- Ground floor retail - 2nd / 3rd story office
- Value Add: 423 RSF unlocked with new fire escape
- Aspen Park business district
- Great Visibility - US 285
- Durable Market - Limited retail supply and high barriers to entry
- Regional Connectivity - Serves Conifer, Aspen Park, Evergreen & HWY 285 corridor
- New Roof in Sept. 2024

### Property Details

Building SF:	4,727
CAP Rate:	8.02%
Lot Size:	0.33 Acres
NNN:	Yes
NOI:	\$65,304 (2025)
Parking Ratio:	4.65:1000
Parking:	22
Price:	\$814,000
Year Built:	1956
Zoning:	C1, Jefferson Cty.

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Keller Williams Advantage Realty, LLC

& Lucchesi Property Group

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Owned and Operated



# CASH FLOW ANALYSIS

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Before-Tax Cash Flow Year Ending	Year 1 12/2025	Year 2 12/2026	Year 3 12/2027
Before-Tax Cash Flow			
Gross Scheduled Income	\$127,915	\$136,900	\$140,574
Lease-up Vacancy	(\$6,600)	\$0	\$0
Total Operating Expenses	(\$56,011)	(\$57,852)	(\$59,816)
Net Operating Income	\$65,304	\$79,049	\$80,758
Loan Payment	\$0	\$0	\$0
Before-Tax Cash Flow	\$65,304	\$79,049	\$80,758
Cash-On-Cash Return	8.02%	9.71%	9.92%

## KELLER WILLIAMS ADVANTAGE REALTY, LLC RYAN DEVIN

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# PROPERTY PHOTOS

25997 CONIFER ROAD



**KELLER WILLIAMS ADVANTAGE REALTY, LLC** RYAN DEVIN  
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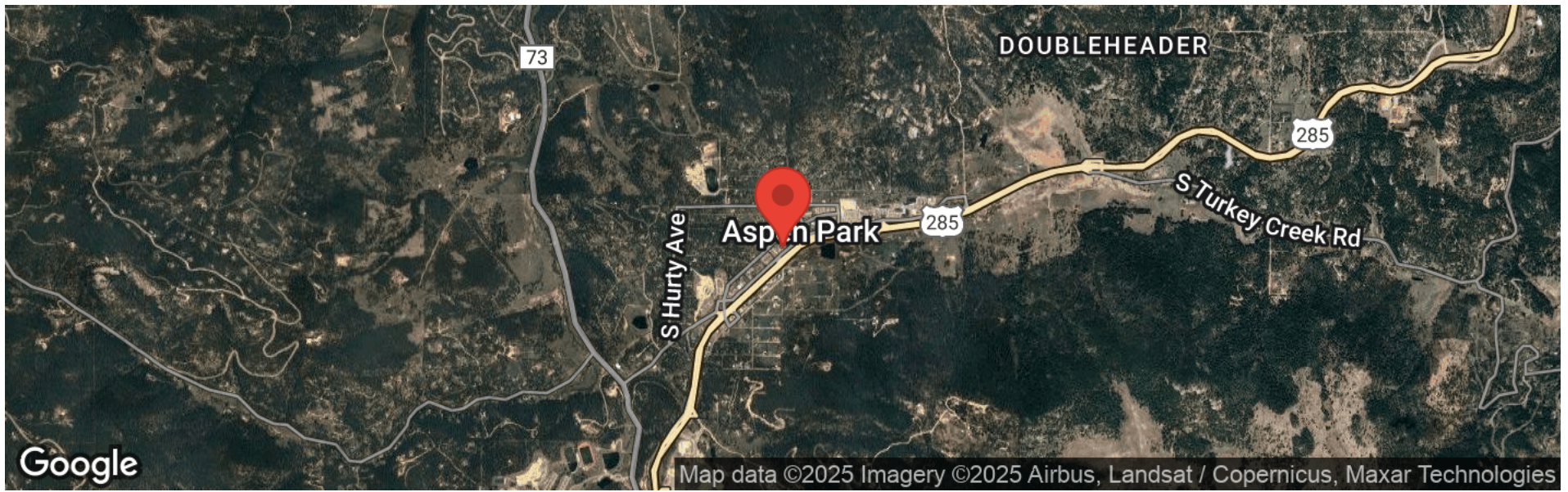
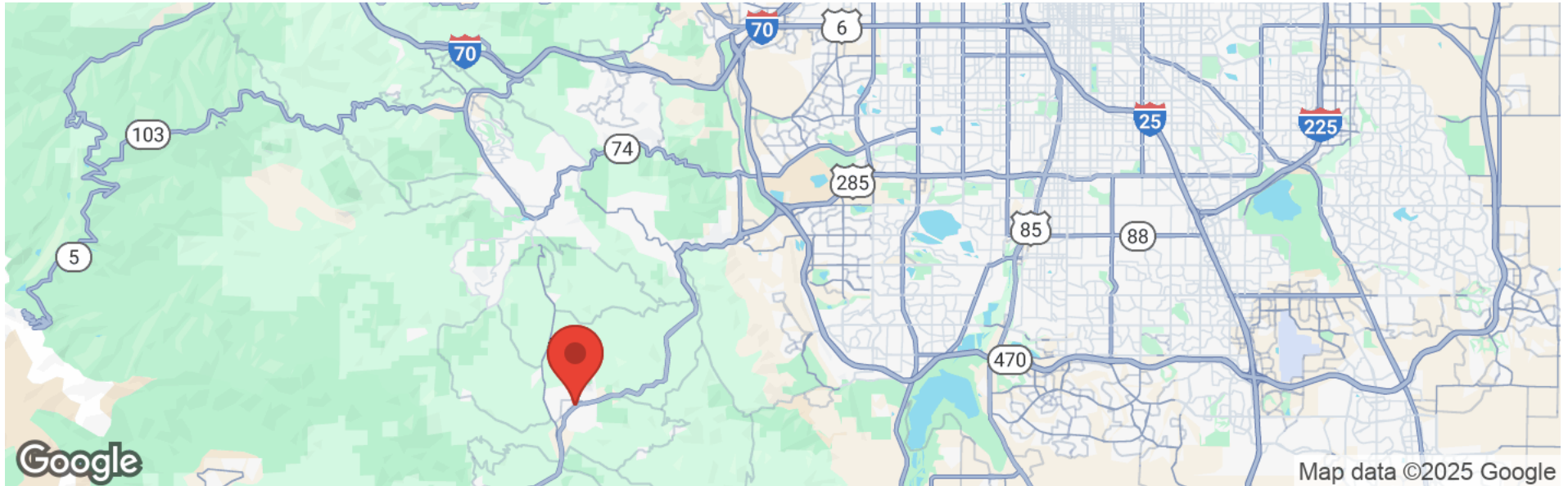
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## LOCATION MAPS

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## AERIAL MAP

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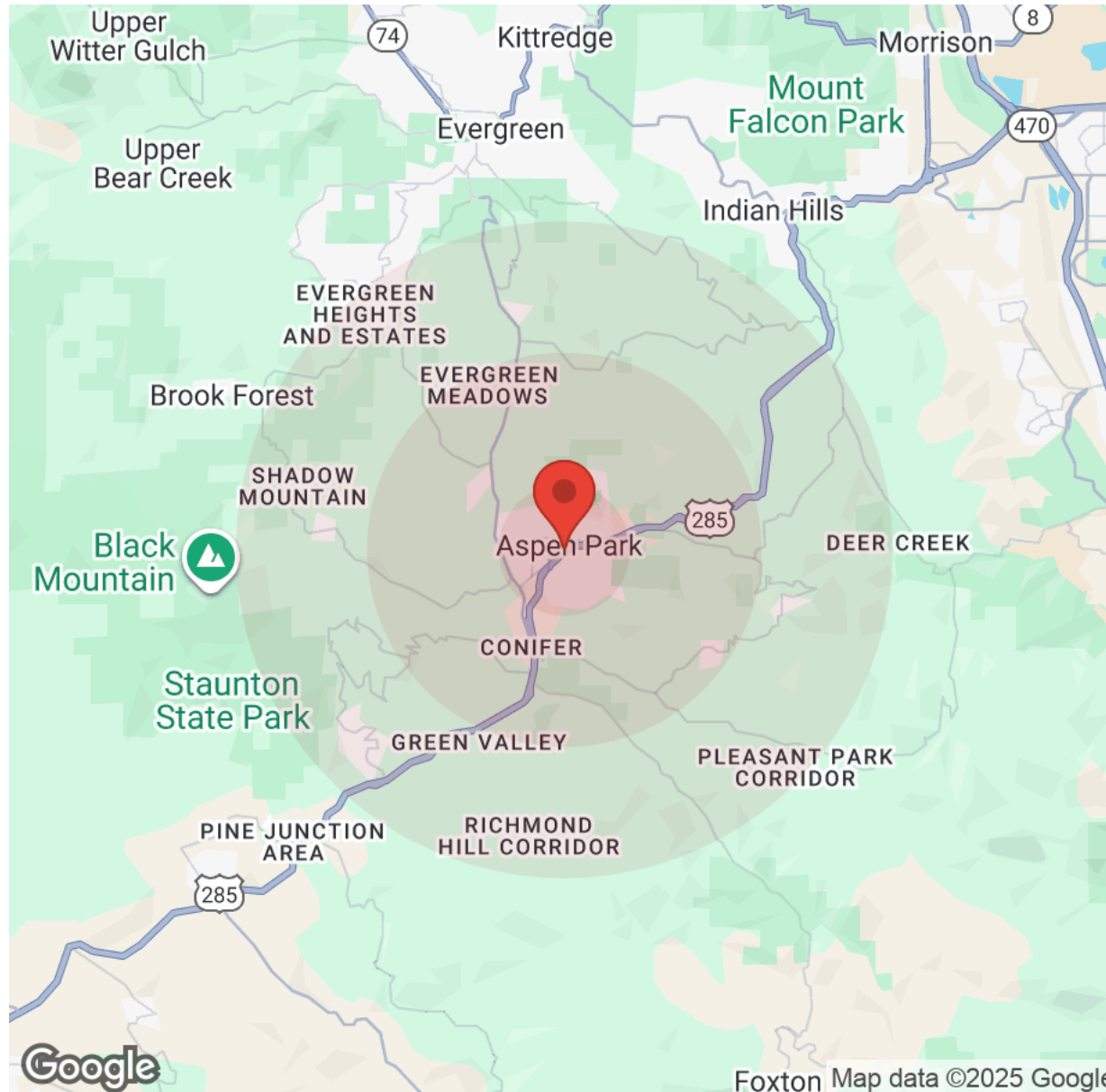
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	418	2,374	8,139
Female	404	2,278	7,825
Total Population	822	4,652	15,964

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	113	640	2,182
Ages 15-24	66	372	1,337
Ages 25-54	309	1,785	6,082
Ages 55-64	149	812	2,832
Ages 65+	182	1,042	3,533

Race	1 Mile	3 Miles	5 Miles
White	697	3,919	13,384
Black	4	35	112
Am In/AK Nat	1	8	27
Hawaiian	N/A	1	3
Hispanic	91	515	1,809
Asian	10	66	265
Multi-Racial	18	107	359
Other	N/A	N/A	6

Income	1 Mile	3 Miles	5 Miles
Median	\$146,107	\$144,039	\$141,541
< \$15,000	5	65	256
\$15,000-\$24,999	3	66	127
\$25,000-\$34,999	25	90	315
\$35,000-\$49,999	21	93	316
\$50,000-\$74,999	34	153	568
\$75,000-\$99,999	25	146	606
\$100,000-\$149,999	53	371	1,313
\$150,000-\$199,999	49	296	1,148
> \$200,000	114	617	1,936

Housing	1 Mile	3 Miles	5 Miles
Total Units	353	2,038	7,116
Occupied	328	1,898	6,586
Owner Occupied	301	1,754	6,053
Renter Occupied	27	144	533
Vacant	24	140	530

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*PRESENTED BY:*

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