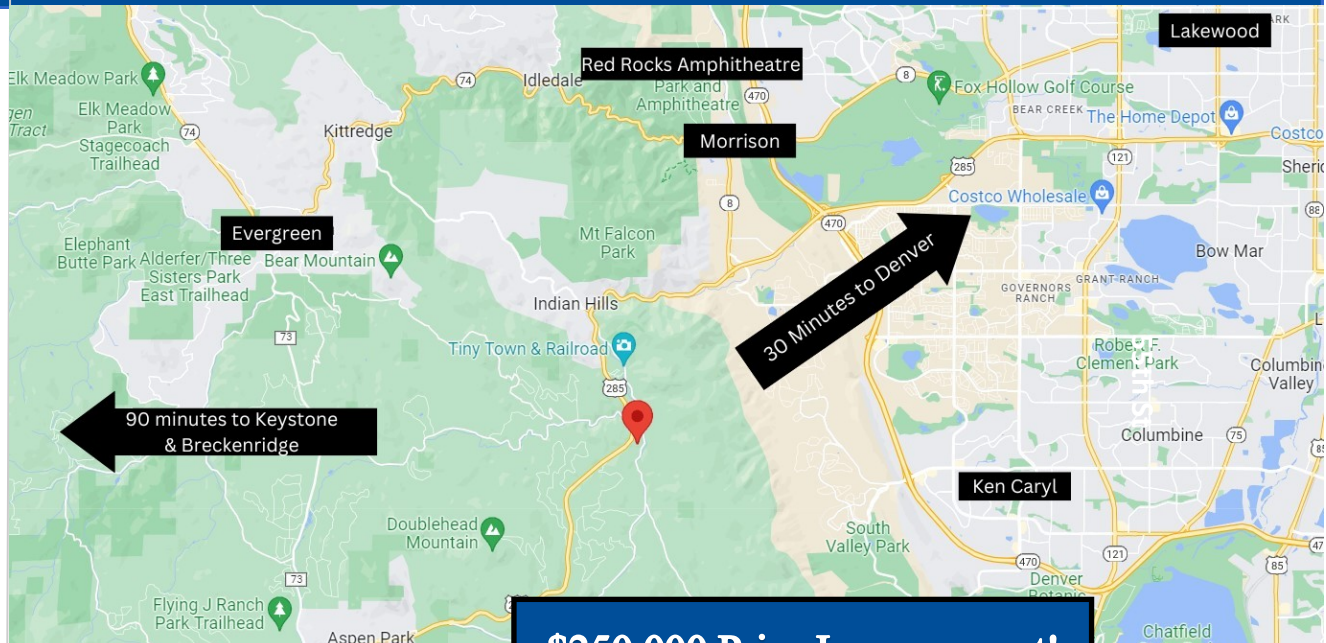


Office  
Building  
For Sale

# 19316 Goddard Ranch Ct

Morrison, CO 80465



## Property Details:

- List Price: \$1,750,000
  - Year 1: 7.1% CAP Rate
  - Year 2: 9% CAP Rate
- Square Feet: 8,302
- Year Built: 1992
- Use: Office
- Parking: 50 Spaces
- Fiber+ Internet

**\$250,000 Price Improvement!**  
**Motivated Seller!**



For More  
Information  
Please  
Contact



## Jim Thomas

Broker Associate  
Cell: 720.317.9621  
jim@thomasratay.com  
For Showings: 303.543.0625

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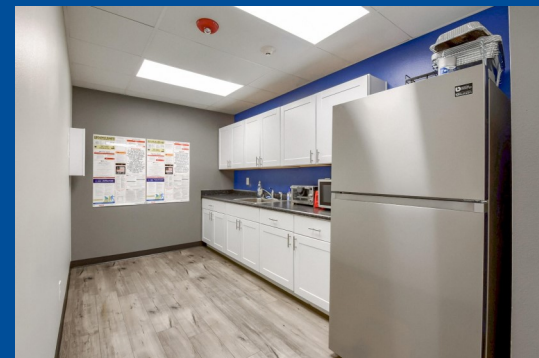
RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 803032 | 303.543.0625 | 303.499.1755 (fax)

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## TRAFFIC COUNTS:

Hwy 285 & Goddard  
Rach Ct

- Avg. 29,041  
Daily Volume

| Demographics                   | 1-mile    | 3-mile    | 5-mile    |
|--------------------------------|-----------|-----------|-----------|
| 2022 Est. Population           | 391       | 7,752     | 30,396    |
| 2027 Proj. Population          | 397       | 7,834     | 30,962    |
| 2022 Est. Households           | 148       | 2,873     | 11,672    |
| 2027 Proj. Households          | 151       | 2,905     | 11,895    |
| 2022 Est. Average HH Income    | \$194,913 | \$195,015 | \$158,064 |
| 2022 Est. Median HH Income     | \$173,000 | \$174,218 | \$130,633 |
| 2022 Est. Median Housing Value | \$865,079 | \$865,082 | \$630,533 |

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