



EVERGREEN
COMMERCIAL GROUP, LLC

FOR LEASE | RETAIL & OFFICE SPACE

\$/RSF NNN

25997 Conifer Road, Conifer, CO 80433



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Executive Summary



OFFERING SUMMARY

Available SF:	SF
Year Built:	1956
Renovated:	2022
Zoning:	Commercial
Market:	Denver Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

Light and bright units.
The upstairs units enjoy a shared common area includes reception, conference room, kitchen and bathroom.
Neteo high-speed internet services the building!
Great tenants include Healthy Smiles Dental, and Rocky Mountain Wraps, along with other quiet office tenants.

LOCATION OVERVIEW

Conveniently located in the heart of Aspen Park
US Hwy 285 & Conifer Road.
Arguably the best visibility from Highway 285 in Aspen Park.
2 blocks from King Soopers grocery store.
Next to the main fill-up station and the RTD Park & Ride in Aspen Park.

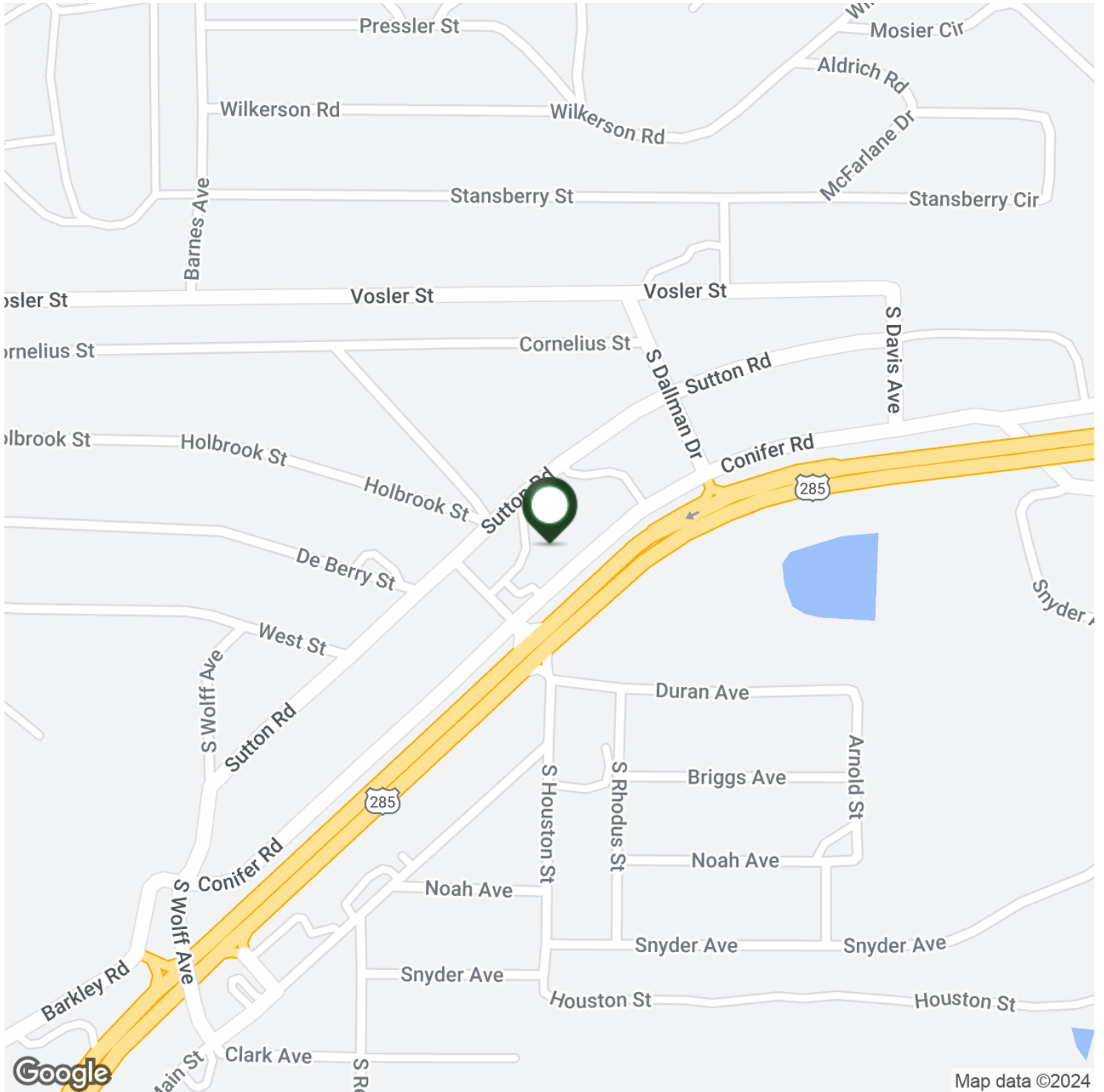
Additional Photos



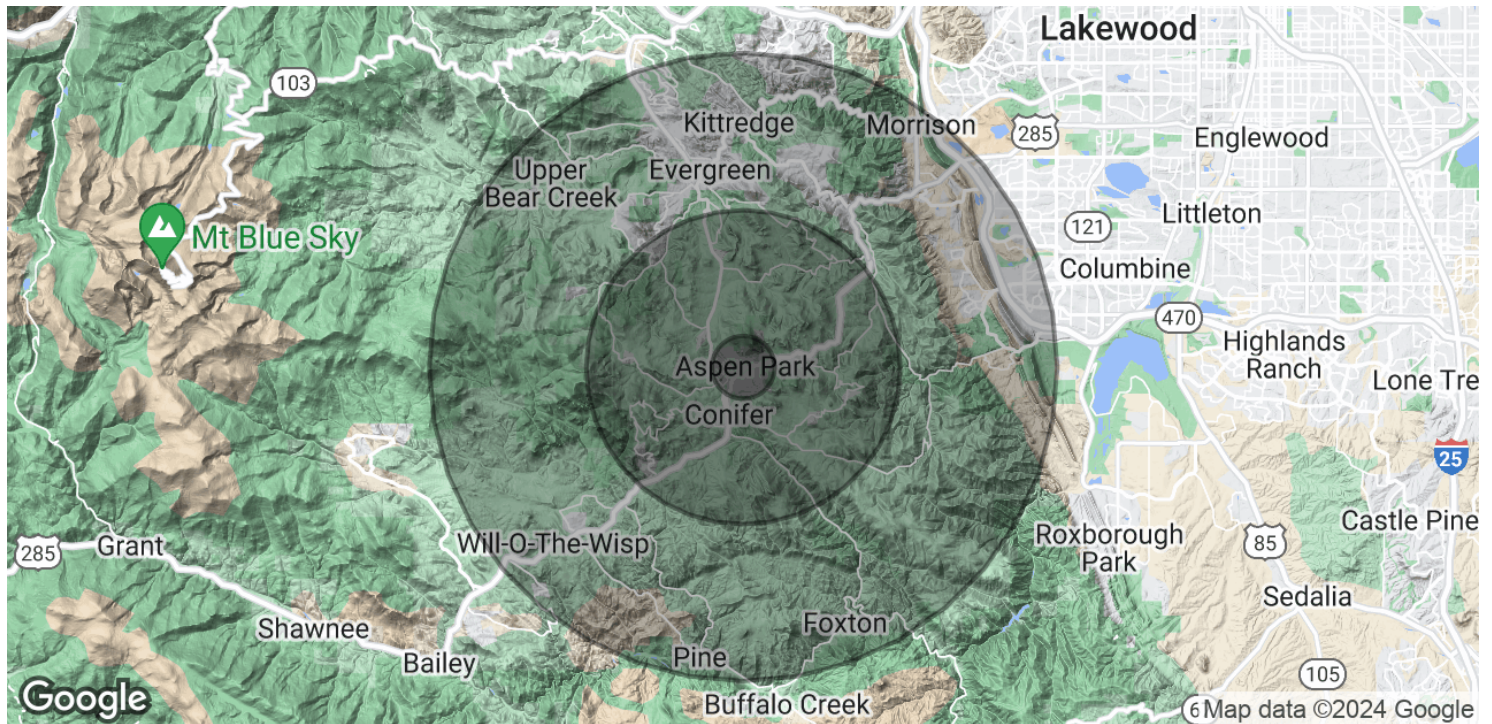
Additional Photos



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	565	13,178	51,840
Average age	47.0	46.1	45.1
Average age (Male)	48.3	46.2	44.7
Average age (Female)	46.5	46.2	45.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	227	5,383	20,334
# of persons per HH	2.5	2.4	2.5
Average HH income	\$118,787	\$109,492	\$130,195
Average house value	\$440,025	\$429,362	\$478,077

* Demographic data derived from 2020 ACS - US Census

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