



FOR LEASE | RETAIL & OFFICE SPACE

\$10.00 / RSF NNN (\$5.50)

11825 S US HWY 285, Conifer, CO 80433



**William A. (Bill) Downes**  
billdownes@evergreencommercial.net  
303.838.2000 x101

Evergreen Commercial Group, LLC • PO Box 2229 • Evergreen, CO 80437 • 303.838.2000 x101 • evergreencommercialgroup.com



Executive Summary



OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Available SF:  | 147 - 937 SF     |
| Lease Rate:    | \$10.00/RSF NNN  |
| Lot Size:      | 46,174 SF        |
| Year Built:    | 2004             |
| Building Size: | 12,010 SF        |
| Renovated:     | 2004             |
| Zoning:        | C1               |
| Market:        | Denver Foothills |
| Submarket:     | Conifer          |

PROPERTY OVERVIEW

Offices available on the 2nd floor  
\$10.00/RSF NNN

LOCATION OVERVIEW

Conifer Crossings is an excellent opportunity for a mountain tenant needing a high-visibility building on Hwy 285. Second story office and retail with open floor plans. This property offers flexibility unparalleled in the foothills Conifer market. Also available for sale.

Next to the RTD Park N Ride about 15 miles west of C-470 and Hampden

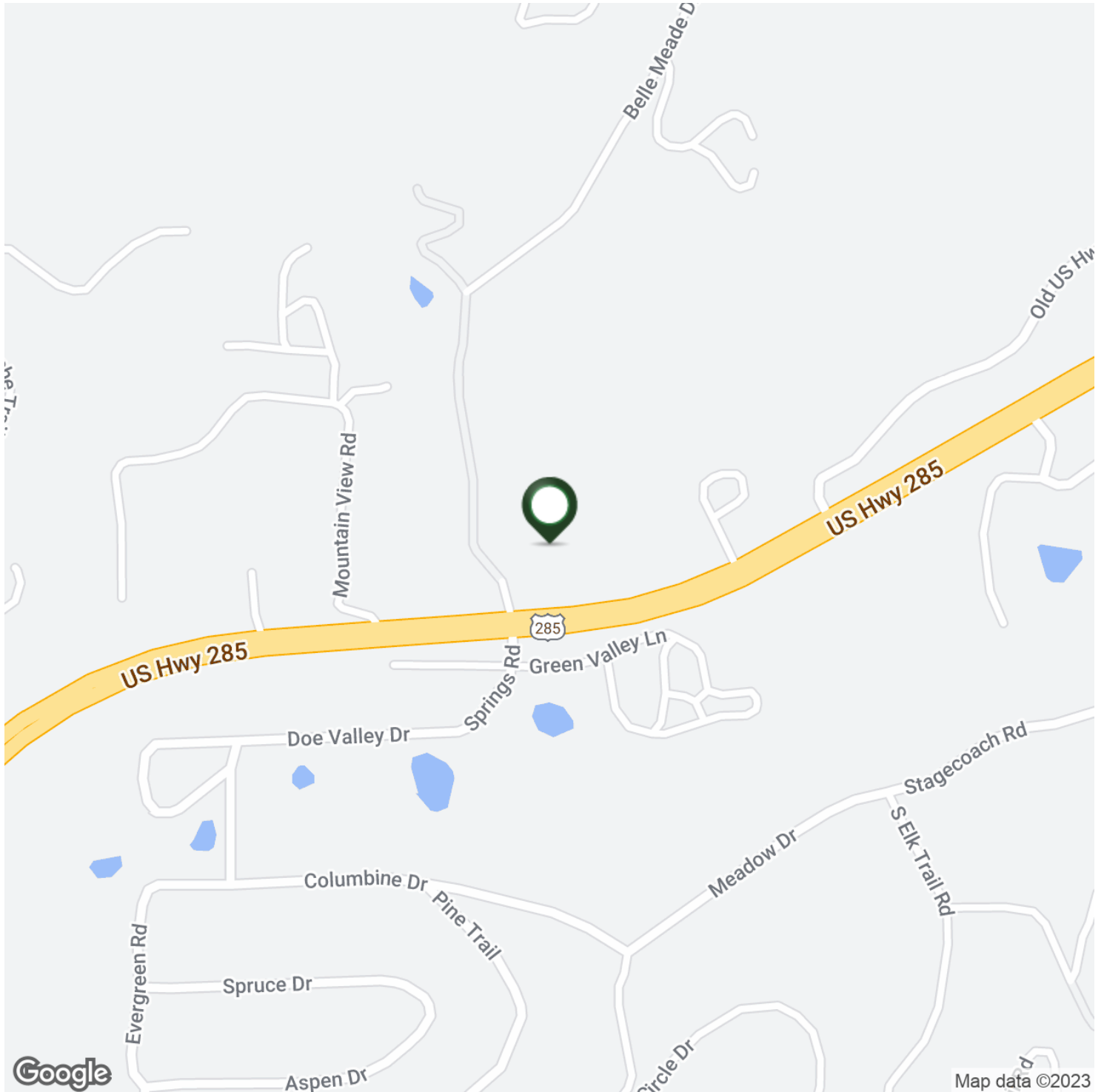


FOR LEASE | OFFICE SPACE

\$10.00/RSF NNN (\$5.50)

11825 S US HWY 285, Conifer, CO 80433

Location Maps

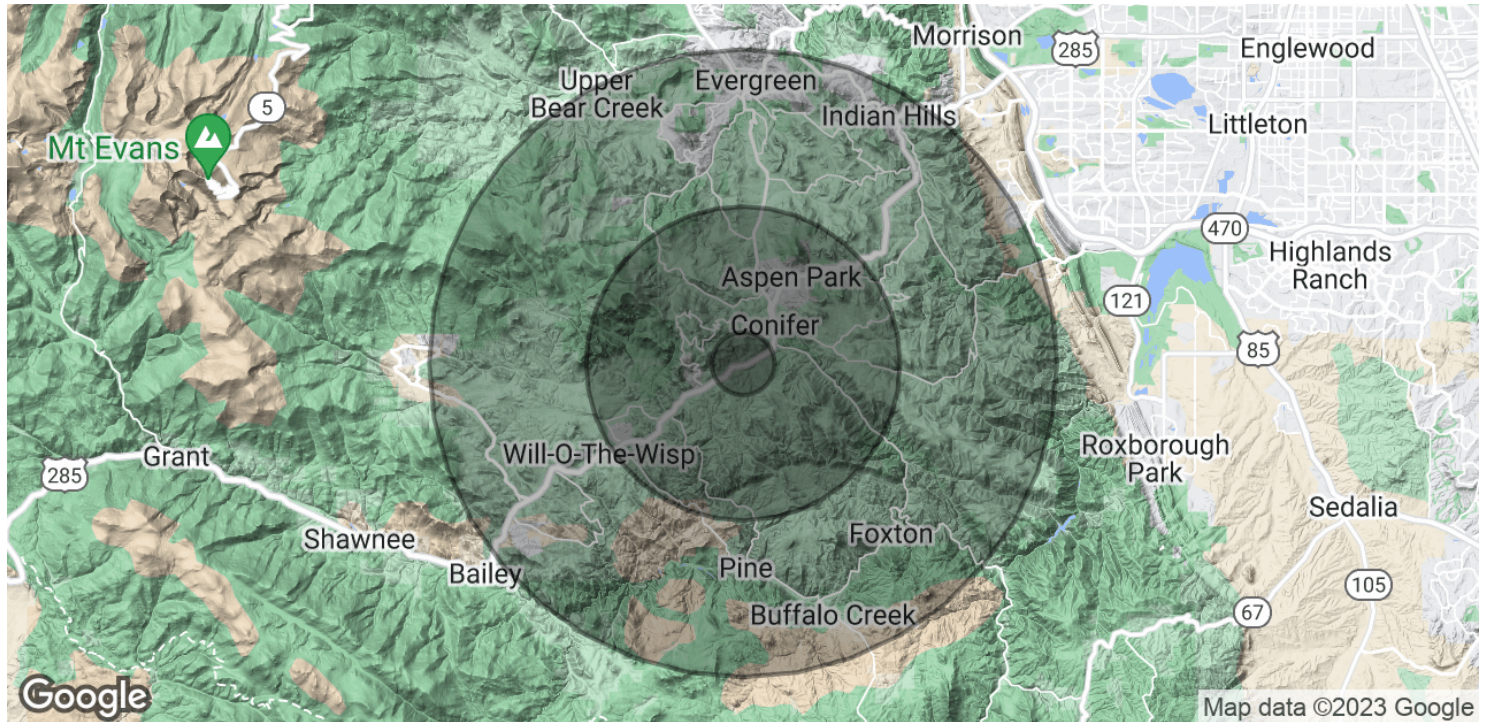


**William A. (Bill) Downes**  
billdownes@evergreencommercial.net  
303.838.2000 x101

Evergreen Commercial Group, LLC • PO Box 2229 • Evergreen, CO 80437 • 303.838.2000 x101 • evergreencommercialgroup.com



Demographics Map & Report



**POPULATION**

|                      | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 396           | 9,340          | 33,647          |
| Average age          | 45.7          | 45.9           | 45.0            |
| Average age (Male)   | 45.0          | 45.7           | 44.4            |
| Average age (Female) | 46.1          | 46.1           | 45.4            |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|---------------------|---------------|----------------|-----------------|
| Total households    | 153           | 3,701          | 13,470          |
| # of persons per HH | 2.6           | 2.5            | 2.5             |
| Average HH income   | \$115,056     | \$113,268      | \$112,416       |
| Average house value | \$384,221     | \$424,770      | \$423,072       |

\* Demographic data derived from 2020 ACS - US Census