



FOR SALE | OFFICE SPACE

\$248,000

35715 US Hwy 40 Bldg D - Suite 105, Evergreen, CO 80439



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$248,000
Price / SF:	\$189.02
Office SF:	1312
Year Built:	1997
Zoning:	C
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

1312 Square Feet for Sale in Evergreen, CO
More economical than leasing
3 offices plus a waiting area
New paint and carpet
Mountain views
Built-in storage
Ample parking
Great for owner/user or investment to lease

LOCATION OVERVIEW

Located just off I-70 in the Floyd Hill Business Park, this office building is conveniently located near Evergreen, Idaho Springs and the west Denver area.

Additional Photos



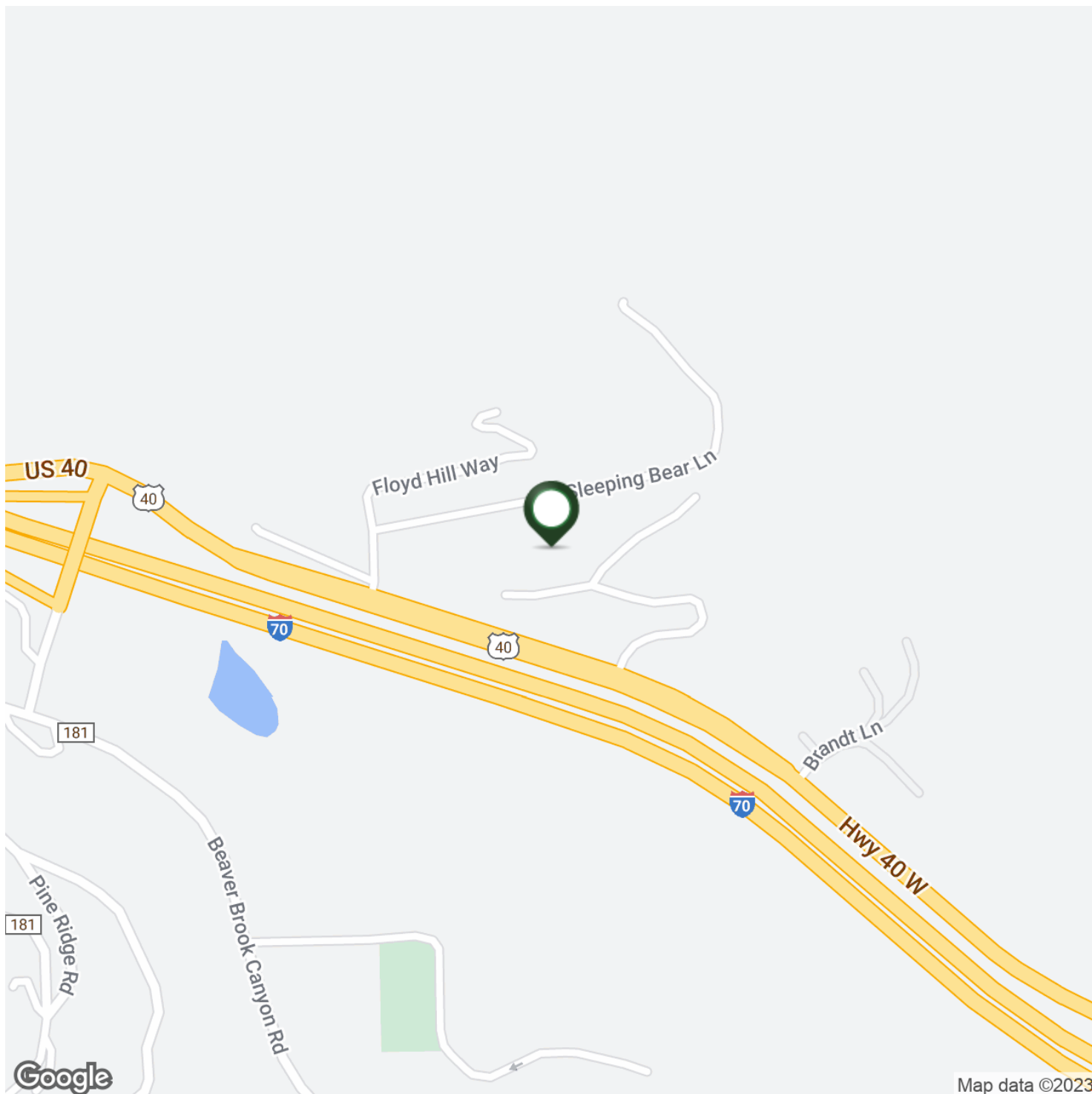


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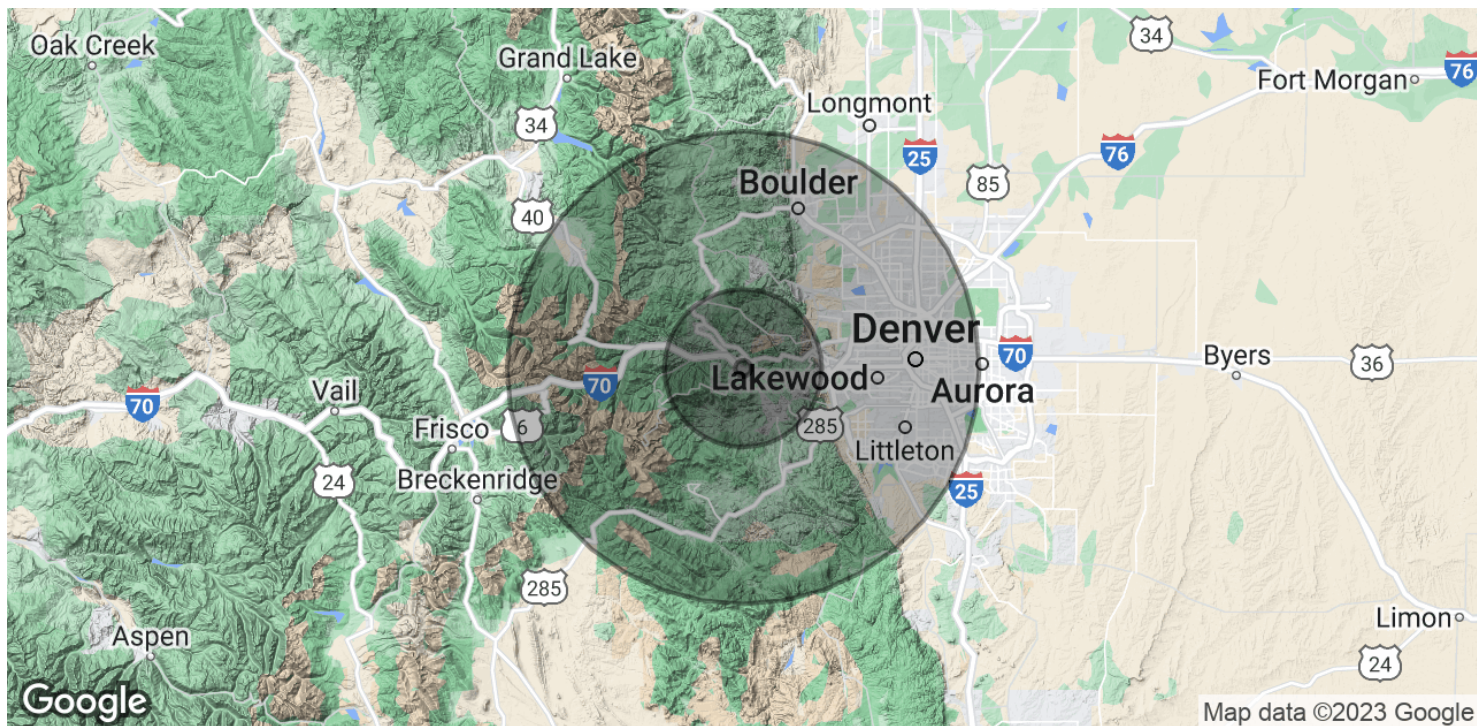
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	181	34,324	1,656,458
Average age	50.7	45.5	37.1
Average age (Male)	51.5	44.7	36.3
Average age (Female)	50.0	46.4	38.0

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	78	14,516	691,459
# of persons per HH	2.3	2.4	2.4
Average HH income	\$157,549	\$125,468	\$76,274
Average house value	\$498,639	\$463,956	\$313,297

* Demographic data derived from 2020 ACS - US Census