



EVERGREEN
COMMERCIAL GROUP, LLC

NEW PRICE!! OFFICE SPACE FOR SALE

\$94,900.00

30752 Southview Drive Suite 100/H, Evergreen, CO 80439



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

Todd Bastian
todd@evergreencommercial.net
303.838.2000 x109

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

Executive Summary



OFFERING SUMMARY

Sale Price:	\$94,900.00
Office SF:	561
Price / SF:	\$210.33
Year Built:	2001
Renovated:	2020
Zoning:	Office
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

- * Beautiful, Completely Remodeled Office Condo
- * Mountain Lodge Architecture, Surrounded by Breath-Taking views
- * Private and Common Balconies
- * Furniture included except antique cabinet
- * State-Of-The-Art Ventilation and Heat-Recovery Technologies
- * Operable Windows
- * Ample Parking
- * High-Speed Internet
- * A "Built Green" Project by National Award Winning Image Homes

LOCATION OVERVIEW

- * Easy Access to Hwy 74 and I-70
- * Ample Parking
- * Close Proximity to Parks, Restaurants and Retail

Additional Photos



Additional Photos



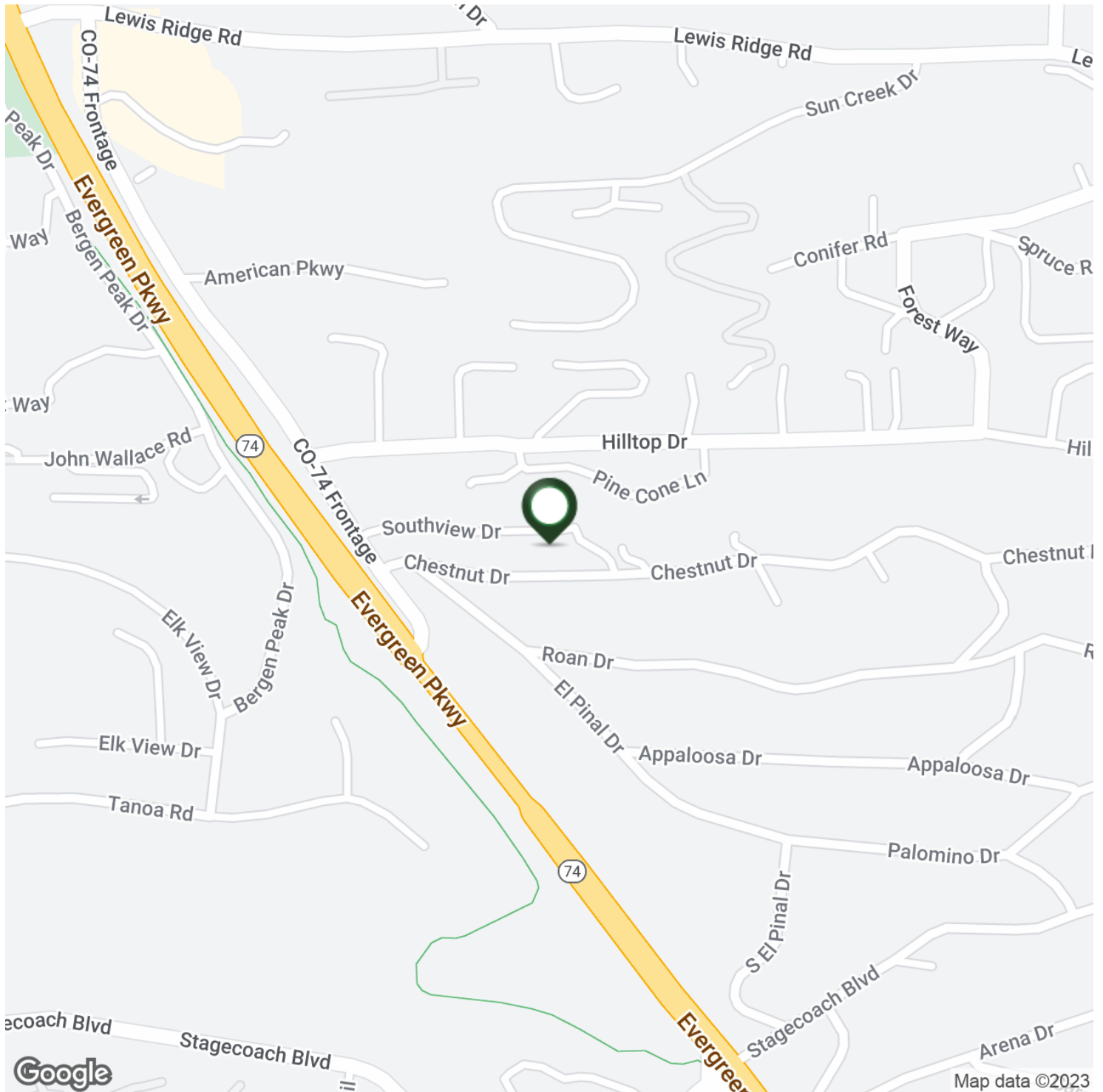


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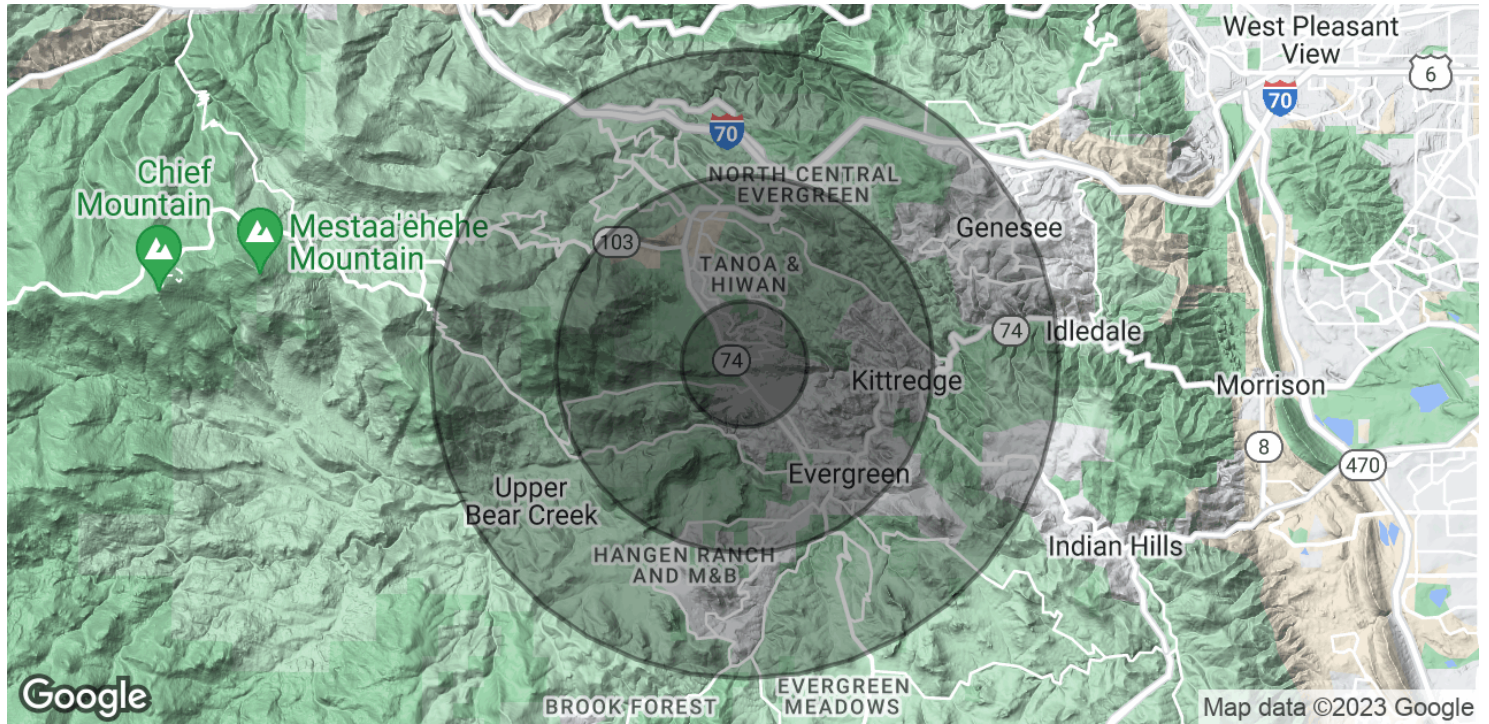
Location Maps



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,720	11,778	22,311
Average age	44.9	45.7	46.0
Average age (Male)	43.4	44.4	44.8
Average age (Female)	47.1	47.1	47.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,157	4,741	9,074
# of persons per HH	2.4	2.5	2.5
Average HH income	\$126,793	\$143,815	\$139,482
Average house value	\$501,299	\$473,752	\$473,717

* Demographic data derived from 2020 ACS - US Census