



FOR SALE | RETAIL OR OFFICE SPACE

\$640,000

3112 Evergreen Parkway, Evergreen, CO 80439



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$640,000
Price / SF:	\$250.00
Lot Size:	0.135 Acres
Year Built:	1984
Building Size:	2,560 SF
Zoning:	C1
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

Pristine professional building with high visibility from Evergreen Parkway. Perfect location for office building (currently) or retail. Easy access from service road. Six large offices and conference room, with ample storage.

Available immediately, contact Broker.

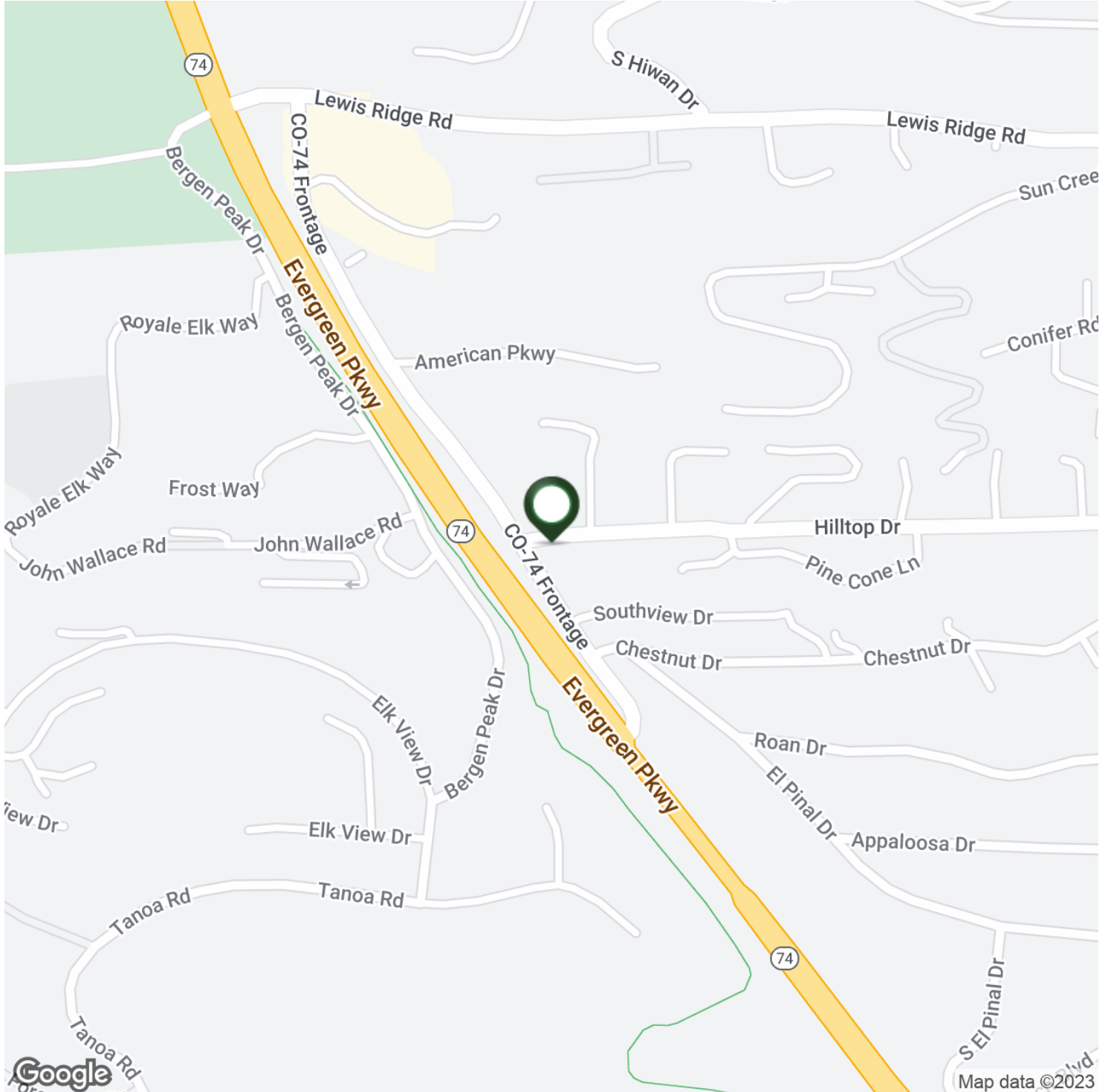
LOCATION OVERVIEW

Centrally located in beautiful Evergreen, across from Elk Meadow Park. 2 miles from I-70. Great visibility from Evergreen Parkway. Close to art studios, restaurants, and other shopping.

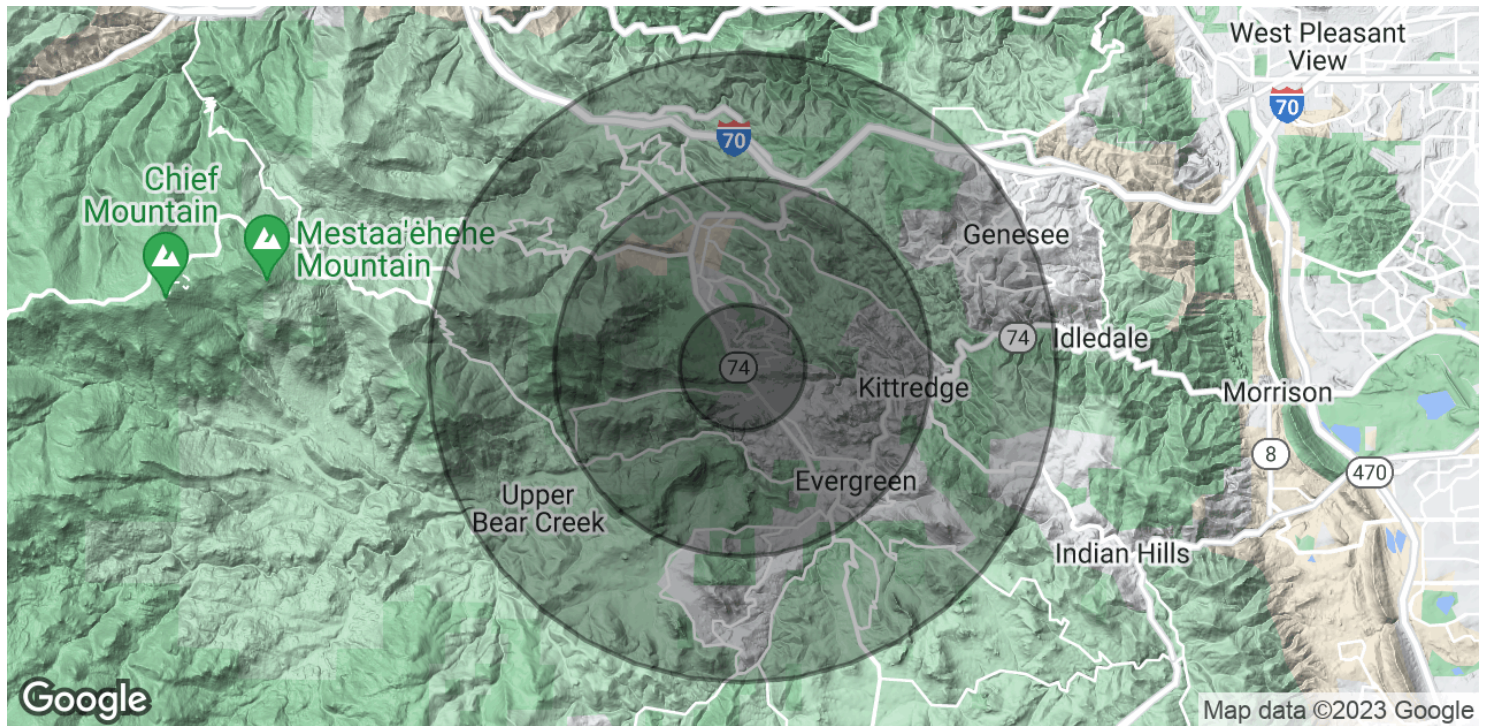
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,604	11,544	21,993
Average age	45.1	45.8	46.1
Average age (Male)	43.5	44.5	44.8
Average age (Female)	47.2	47.2	47.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,110	4,652	8,934
# of persons per HH	2.3	2.5	2.5
Average HH income	\$127,631	\$145,386	\$140,221
Average house value	\$501,123	\$473,725	\$472,092

* Demographic data derived from 2020 ACS - US Census