



FOR LEASE | RETAIL SPACE

\$9.00 RSF/YR NNN

16 Mt. Evans Blvd, Pine , CO 80470



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Executive Summary



OFFERING SUMMARY

|                       |                      |
|-----------------------|----------------------|
| <b>Available SF:</b>  |                      |
| <b>Lease Rate:</b>    | \$9.00 RSF/yr<br>NNN |
| <b>Lot Size:</b>      | 58,109 SF            |
| <b>Year Built:</b>    | 2000                 |
| <b>Building Size:</b> | 11,178 SF            |

PROPERTY OVERVIEW

This retail space is light and open, with two restroom facilities, ample parking and great visibility from Hwy 285 and Mt. Evans Boulevard.

LOCATION OVERVIEW

Located at the stoplight at Pine Junction, this retail space is highly visible in a well known retail center. Conveniently located between Conifer and Bailey, this property is anchored by Crossroads Grill and Granite Fitness.

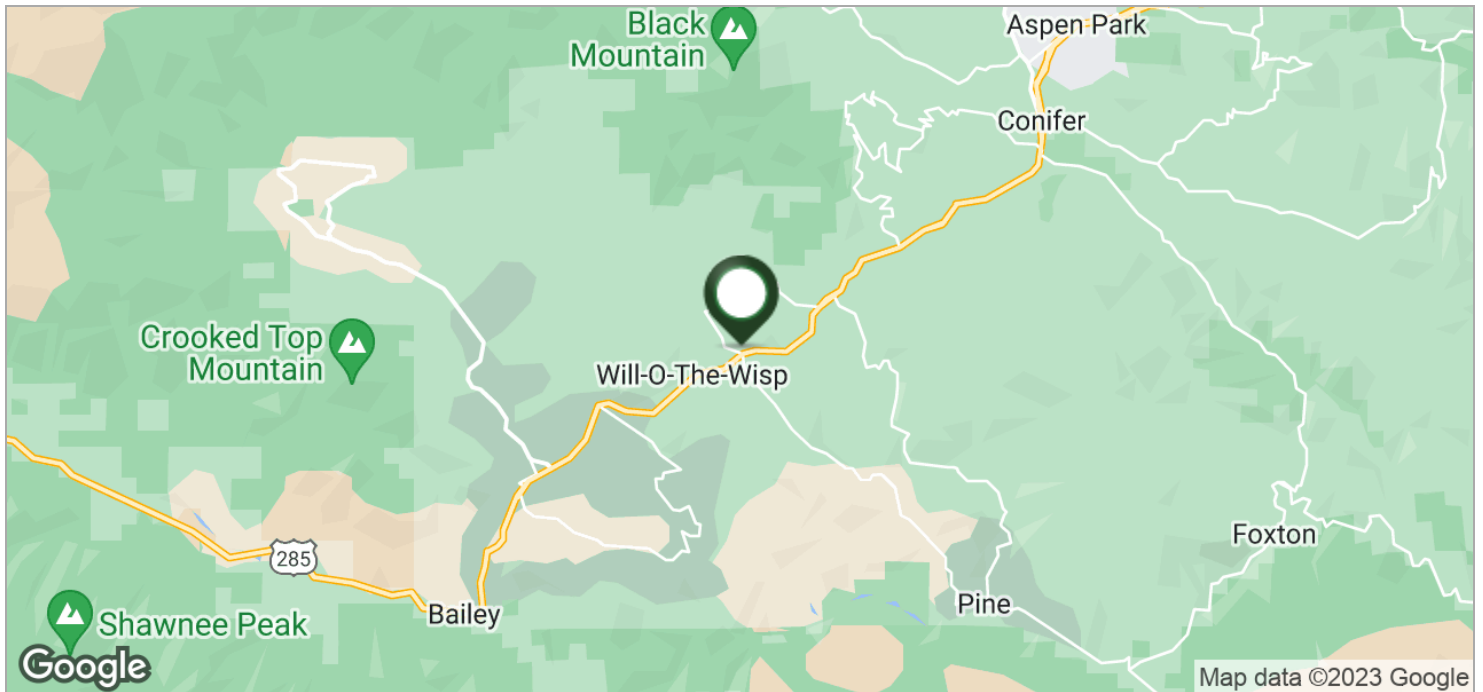
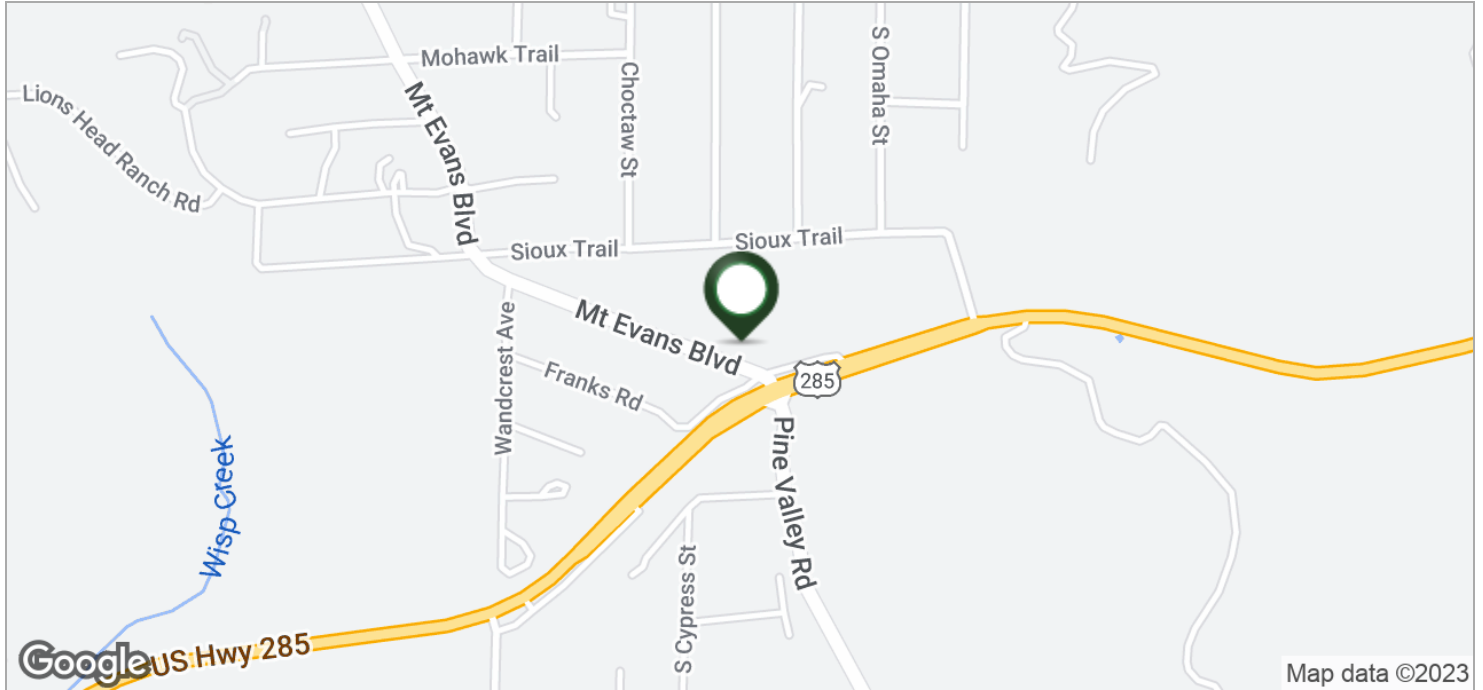
Additional Photos



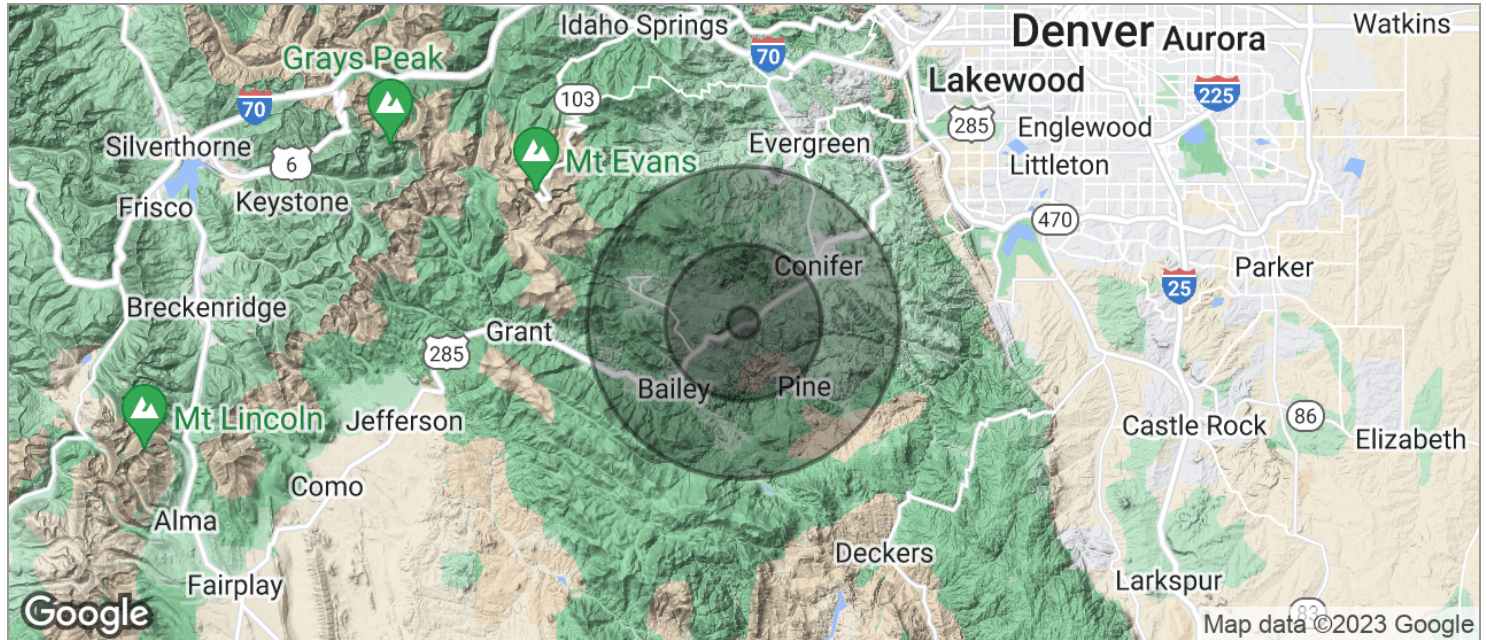
Additional Photos



Location Maps



Demographics Map



| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 275       | 4,966     | 18,853    |
| MEDIAN AGE          | 45.4      | 45.0      | 45.0      |
| MEDIAN AGE (MALE)   | 44.6      | 44.2      | 44.2      |
| MEDIAN AGE (FEMALE) | 46.1      | 45.6      | 45.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 108       | 1,974     | 7,651     |
| # OF PERSONS PER HH | 2.5       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$109,889 | \$105,123 | \$103,312 |
| AVERAGE HOUSE VALUE | \$428,868 | \$393,155 | \$411,263 |

\* Demographic data derived from 2020 ACS - US Census