



FOR LEASE | RETAIL SPACE

\$11.00 - \$15.00 RSF/YR (NNN)

10853 Highway 285, Conifer, CO 80433



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Executive Summary



OFFERING SUMMARY

Available SF:	801 - 4,500 SF
Lease Rate:	\$11-15 SF/yr (NNN)
Lot Size:	318,859 SF
Year Built:	1984
Building Size:	87,394 SF
Zoning:	Commercial
Market:	Denver Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

Quality retail space available in Conifer Marketplace
Join Staples, Office Depot, Subway, Three Margaritas, Keller
Williams and many more.

LOCATION OVERVIEW

Prime retail development on Hwy 285 in Conifer.
Central Aspen Park location.
Only 15 minutes to C-470

Additional Photos



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Available Spaces

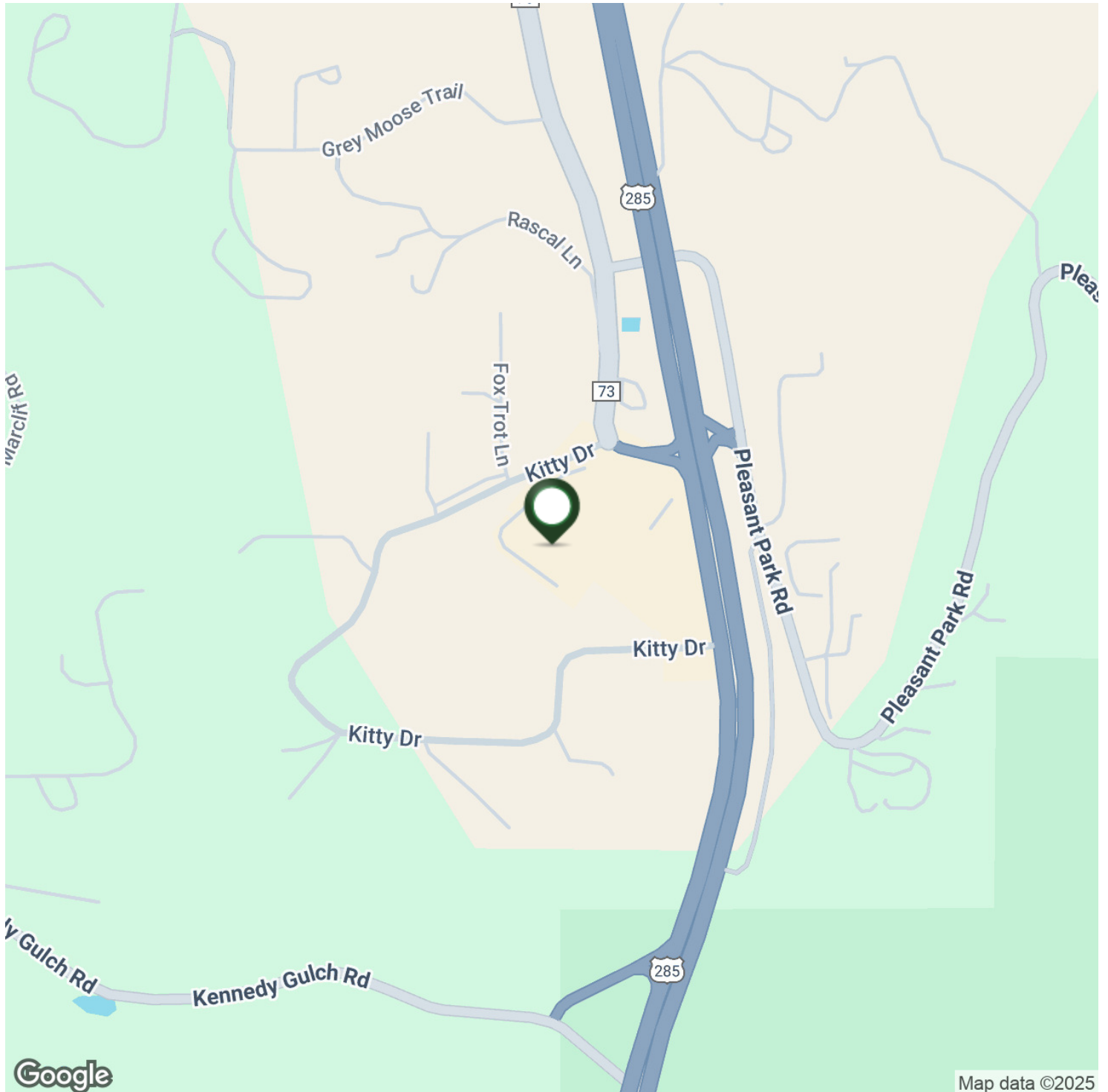


LEASE TYPE NNN | TOTAL SPACE 801 - 4,500 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$11.00 - \$15.00 SF/YR

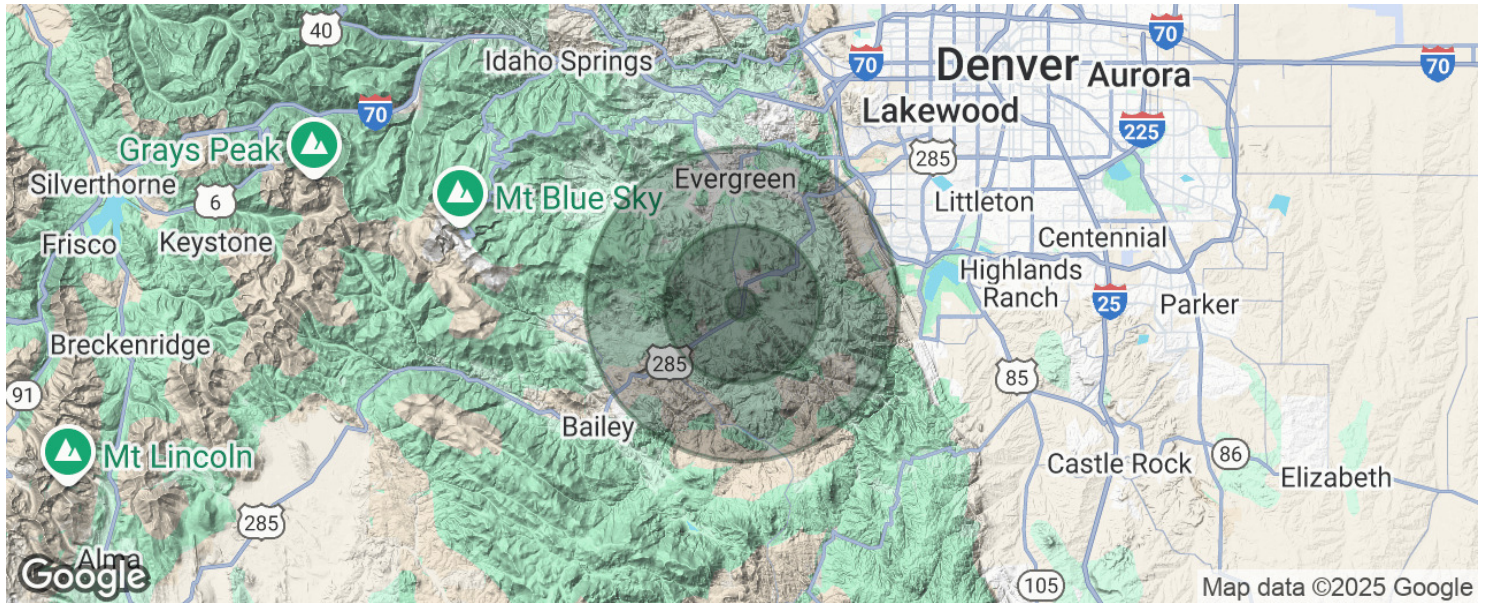
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
D 101 A	Available	3,054 SF	NNN	\$15.00 SF/yr	D 101 A and B were combined units for ttl sq.ft 4500 that were recently split but can be combined again.
D 101 B	Available	1,446 SF	NNN	\$15.00 SF/yr	-
D 101 B	Available	1,446 SF	NNN	\$15.00 SF/yr	-
D101 Combined	Available	4,500 SF	NNN	\$12.00 SF/yr	-
C 204 A	Available	801 SF	NNN	\$13.00 SF/yr	Upstairs unit with front face visibility, back parking lot entry
D 202-3	Available	3,000 SF	NNN	\$11.00 SF/yr	Upstairs unit with front face visibility, back parking lot entry
E 203	Available	1,200 SF	NNN	\$12.00 SF/yr	Upstairs unit with front face visibility, back parking lot entry

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Location Maps



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	468	10,556	41,503
Median age	45.5	46.1	44.9
Median age (Male)	45.7	46.2	44.5
Median age (Female)	45.5	46.1	45.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	181	4,229	16,303
# of persons per HH	2.6	2.5	2.5
Average HH income	\$117,458	\$113,161	\$123,028
Average house value	\$459,212	\$429,481	\$451,251

* Demographic data derived from 2020 ACS - US Census