

MOUNTAIN RETAIL BUILDING FOR SALE REDEVELOPMENT OPPORTUNITY

GENERAL RETAIL WITH OFFICE SPACE AND STORAGE

30230 Highway 72, Golden, CO 80403



OFFERING SUMMARY

SALE PRICE:	\$325,900
NUMBER OF UNITS:	4
AVAILABLE SF:	
LOT SIZE:	1.35 Acres
BUILDING SIZE:	1,845 SF
RENOVATED:	1970
ZONING:	C-1
MARKET:	Retail
SUBMARKET:	Freestanding
TRAFFIC COUNT:	4,226
PRICE / SF:	\$200.80

PROPERTY OVERVIEW

Priced to sell as is at \$325,900. Zillow estimate is \$475,000. According to CMA, the average price in this area is \$398,000. The Coal Creek community desperately needs a restaurant. This property could serve the community and other Coal Creek travelers in that capacity or a possible re-development. No longer operating as a coffee shop. (See Pictures Below for Current State of Property).

PROPERTY HIGHLIGHTS

HIGHLANDS RANCH, CO
640 Plaza Dr.,
Suite 300
Highlands Ranch, CO 80129

BARRY B. BOUNDS, CCIM
Director
O: 720.221.1820
C: 303.552.8001
bounds@kw.com

The information contained herein was obtained from sources deemed reliable; however, KW Commercial Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, commissions, change of price and conditions, prior to sale or lease, or withdraw without notice. Each KW Commercial Brokerage Business is Independently Owned and Operated

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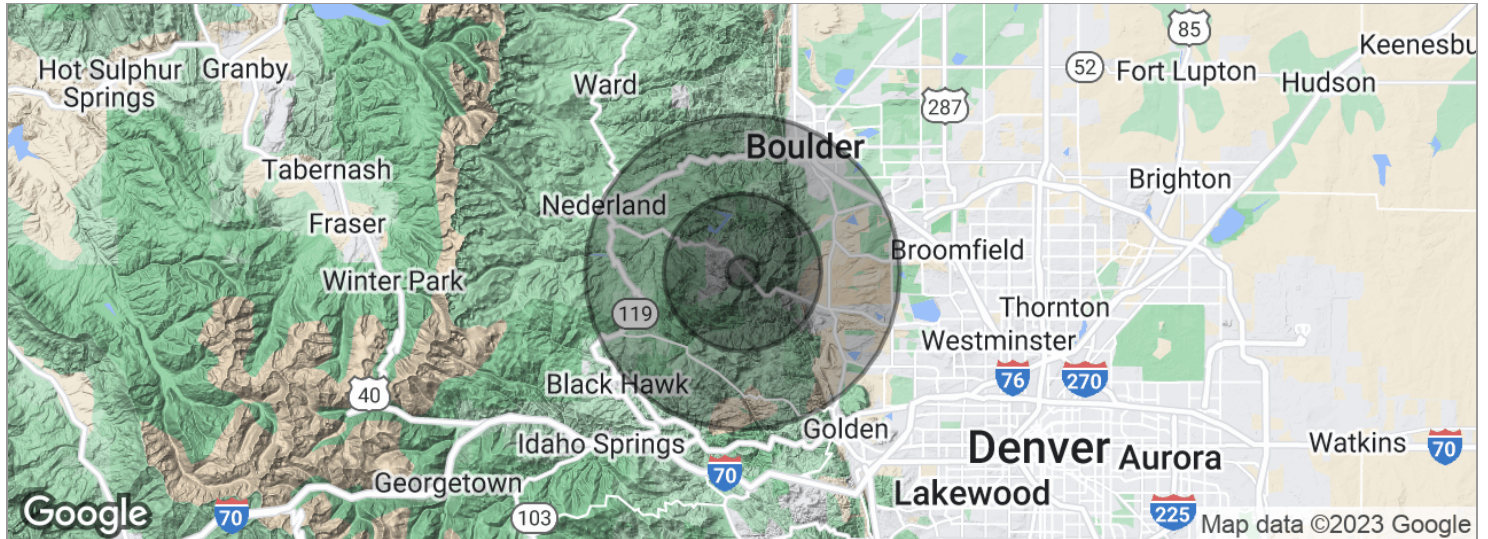
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	178	5,540	90,978
Median age	42.1	42.9	31.6
Median age (male)	40.8	42.4	30.9
Median age (Female)	43.5	43.3	32.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	80	2,482	38,132
# of persons per HH	2.2	2.2	2.4
Average HH income	\$100,853	\$104,971	\$78,330
Average house value		\$365,359	\$454,481

* Demographic data derived from 2020 ACS - US Census

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