



FOR LEASE | RETAIL SPACE

\$15.00 SF/YR (NNN)

32214 Ellingwood Trail, Evergreen, CO 80439



THE ELK BRIDGE CENTER

32214 Ellingwood Trail
Evergreen, CO 80439

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Executive Summary



OFFERING SUMMARY

Available SF:	3191 SF
Lease Rate:	\$15.00 SF/RSF (NNN)
Lot Size:	2.39 Acres
Year Built:	1999
Zoning:	Retail
Market:	Denver Foothills
Submarket:	Evergreen

PROPERTY OVERVIEW

4 SUITES AVAILABLE

Suite 105: 1,056 SF \$15.00 / RSF NNN
Suite 106: 1,049 SF \$15.00 / RSF NNN
Suite 107: 1,086 SF \$15.00 / RSF NNN

Ideal for large retail tenants
or professional service offices such as
medical, insurance, real estate or law or church.
Flexible lease terms are available.

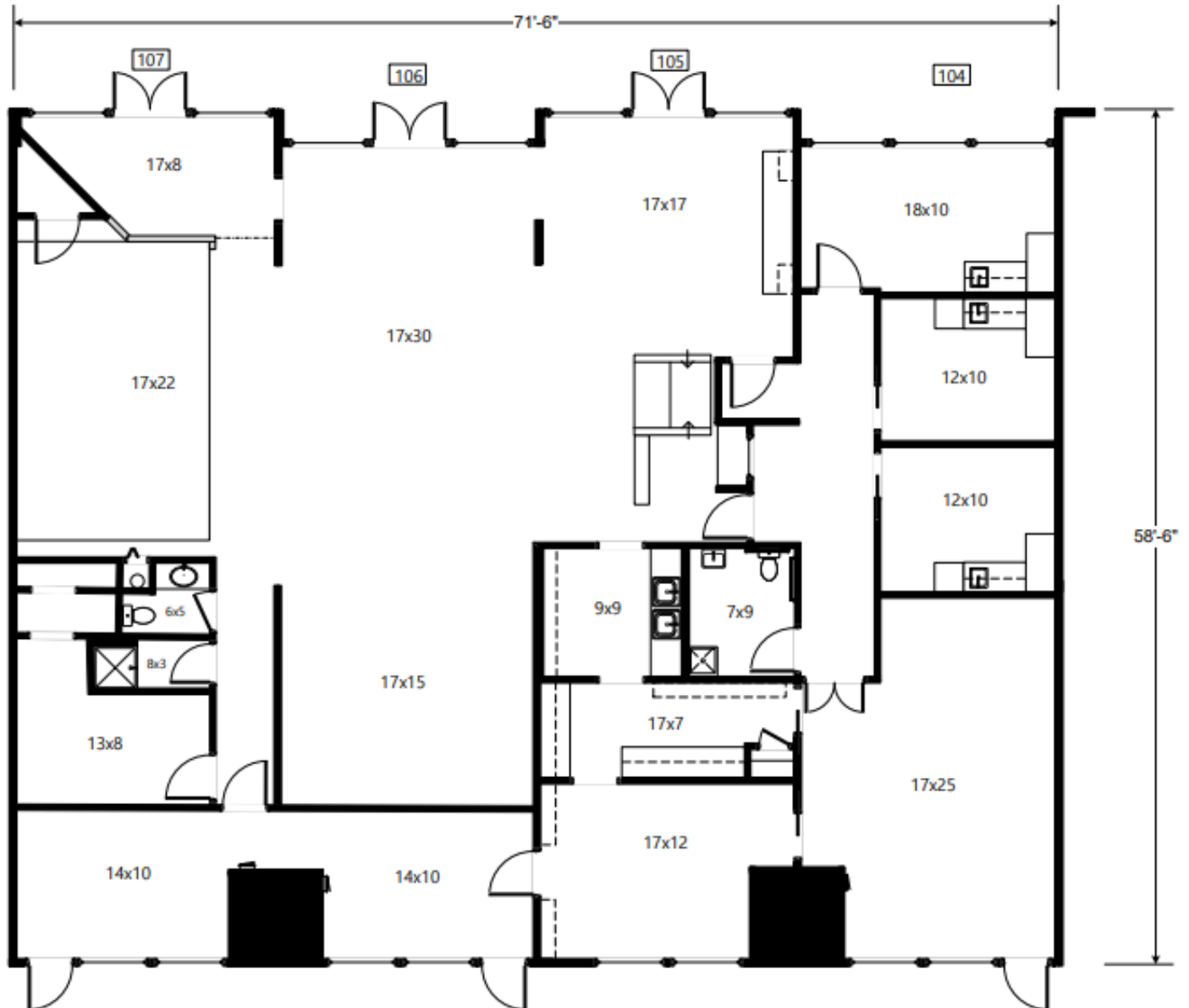
LOCATION OVERVIEW

Beautiful log building centrally located
on Evergreen Parkway in Bergen Park. The
building offers scenic views of open space
containing two lakes.

Additional Photos



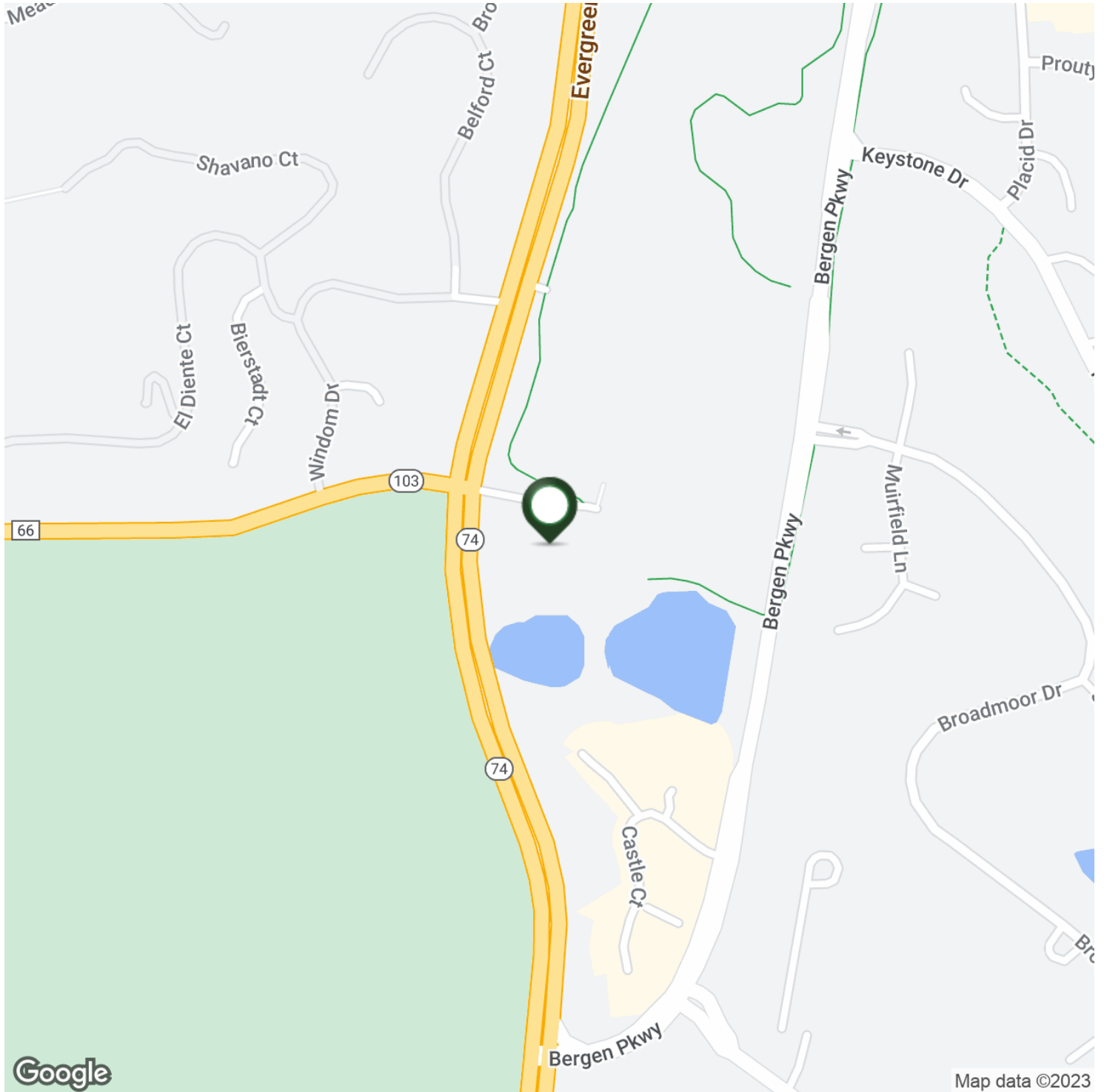
Floor Plan



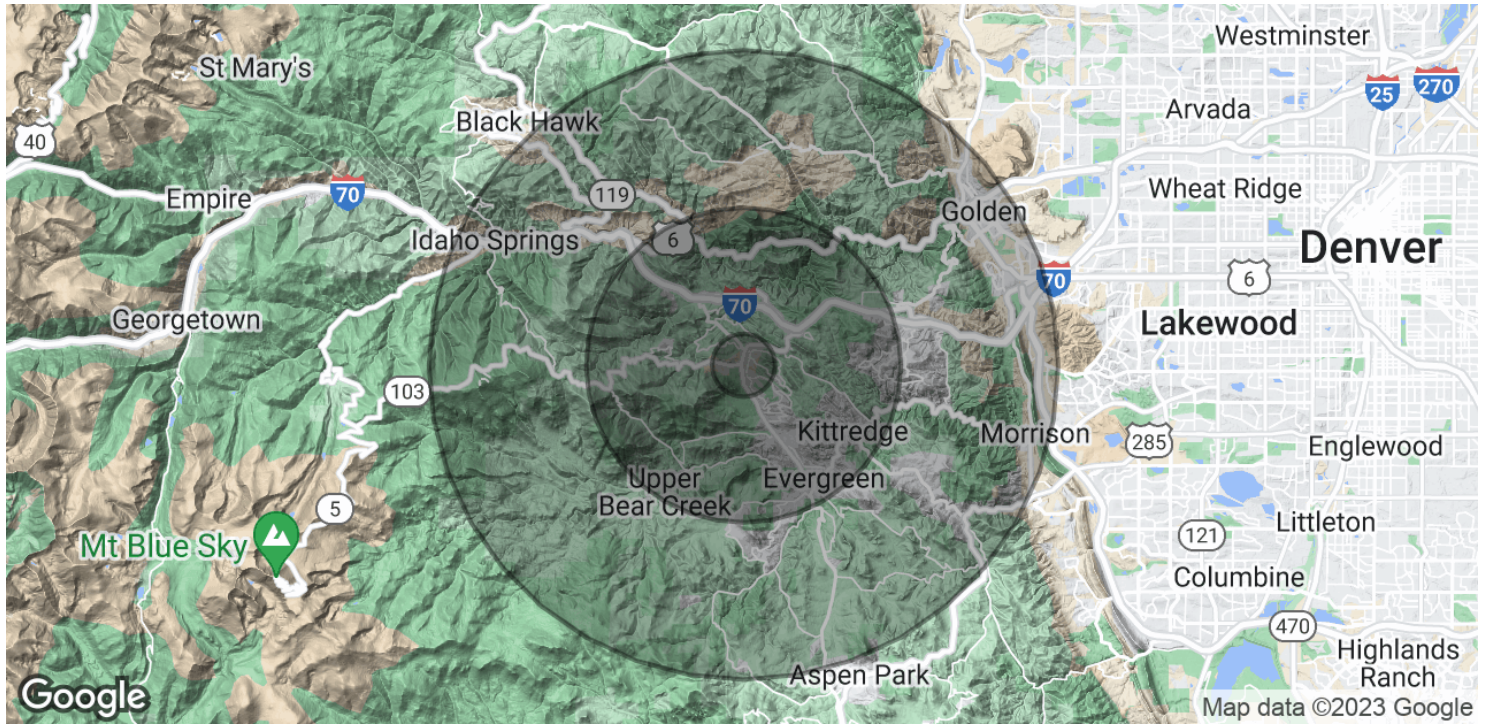
32214 Ellingwood Trail, Units 104-107
approx. 4,264 sq. ft.



Location Map



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,457	17,592	42,111
Average Age	46.4	46.6	46.3
Average Age (Male)	45.3	45.7	45.4
Average Age (Female)	47.9	47.7	47.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	603	7,142	17,671
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$147,031	\$149,394	\$127,451
Average House Value	\$501,470	\$491,252	\$470,685

* Demographic data derived from 2020 ACS - US Census