

FOR LEASE | RETAIL SPACE

\$15.00 SF/YR (NNN)

26367 Conifer Road - Unit C, Conifer, CO 80433



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Executive Summary



OFFERING SUMMARY

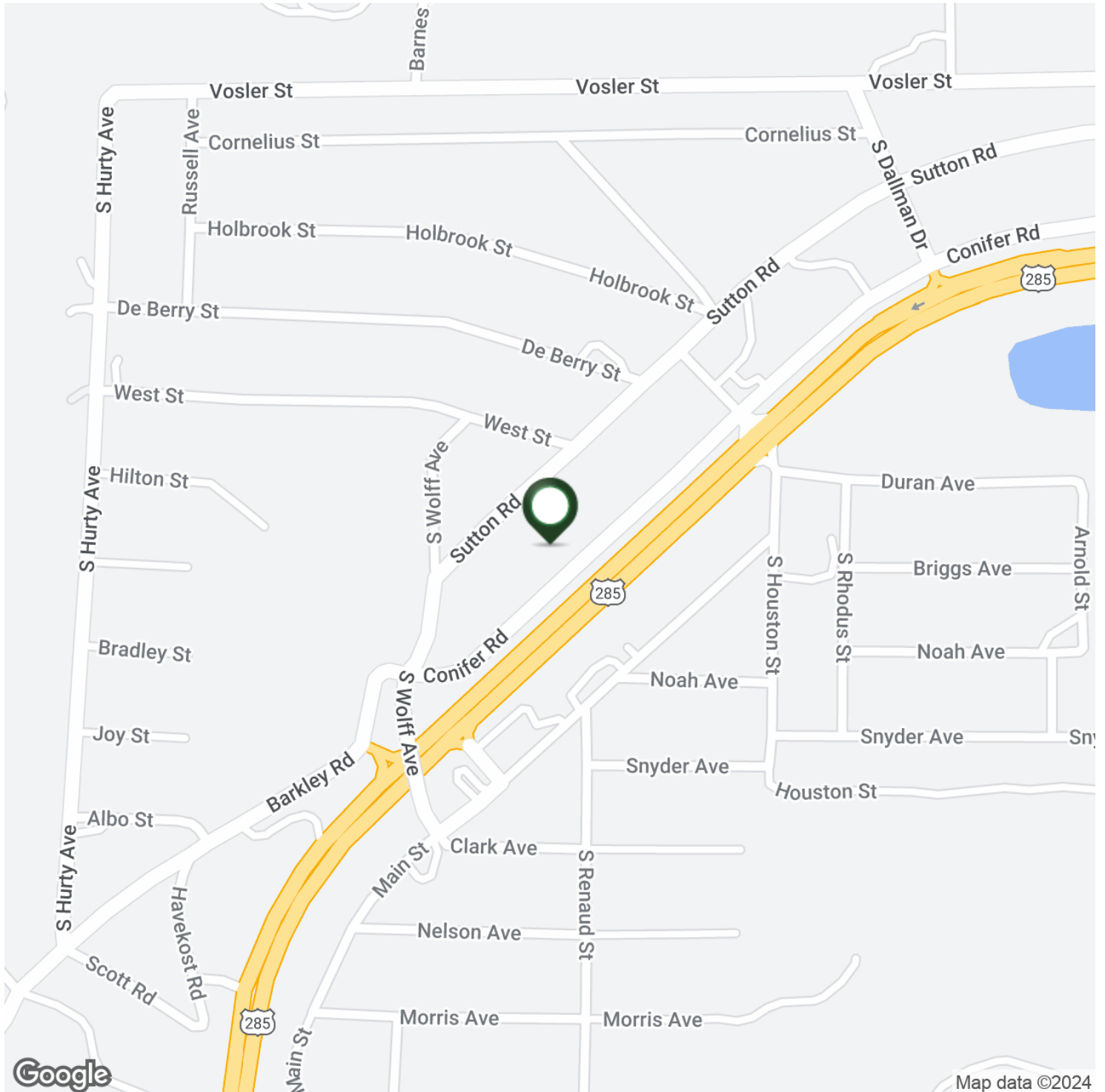
Available SF:	1,665 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	1 Acres
Year Built:	1971
Zoning:	C1, Conifer
Market:	Mountain Foothills
Submarket:	Conifer

PROPERTY OVERVIEW

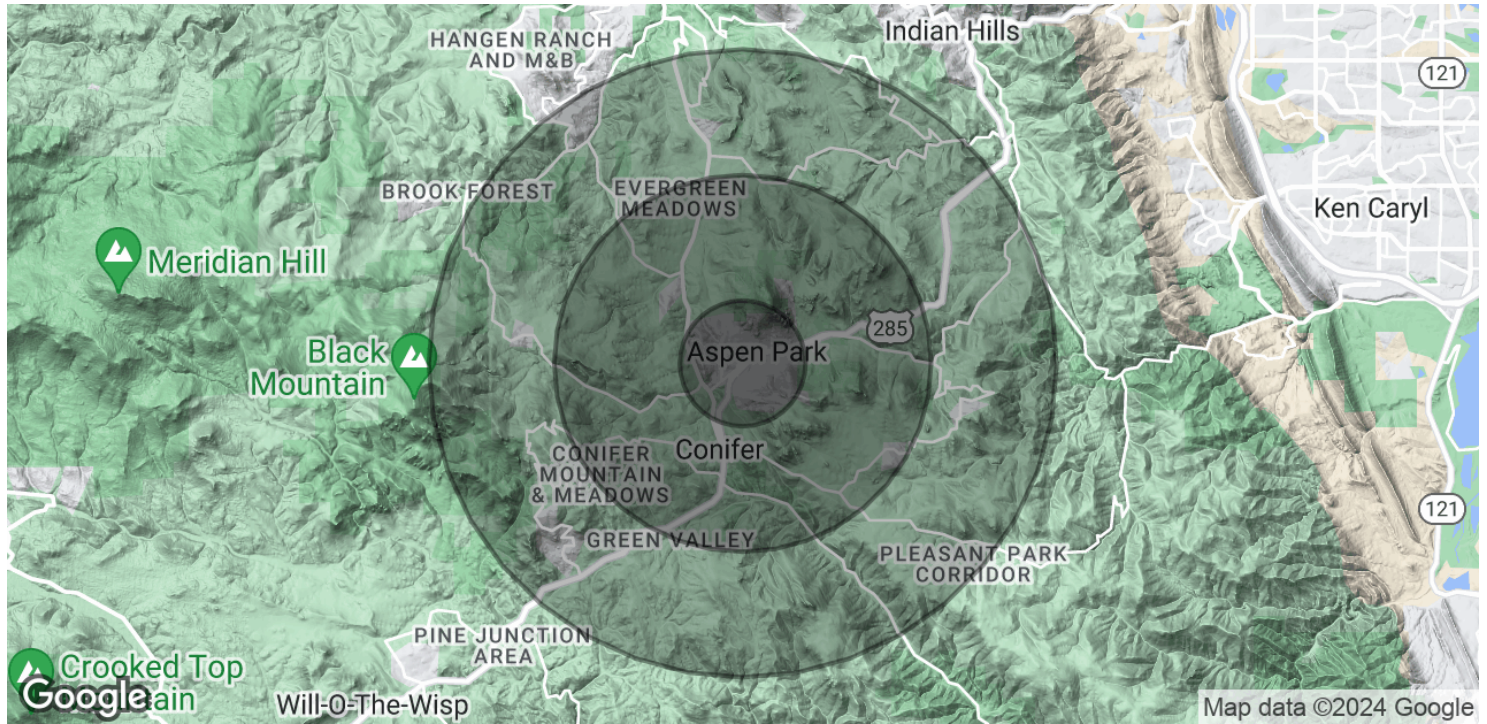
- Spacious layout with versatile potential
- Modern amenities for a comfortable work environment
- Ample parking for customers and employees
- Existing hookups for quick salon setup
- Professional atmosphere for a polished image

Located in the picturesque Mountain Foothills, this prime retail space offers unparalleled access to a vibrant community and abundant natural beauty. Just a short drive away, Aspen Park Terrace provides an array of retail outlets as well as a thriving bakery, while Conifer Junction is a hub for local businesses. The bustling local market and steady foot traffic make this location ideal for a retail or street retail tenant seeking to capitalize on the area's energetic atmosphere. With its combination of stunning surroundings and convenient amenities, the area presents a unique opportunity for retail success.

Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	668	4,942	13,602
Average Age	46	46	46
Average Age (Male)	46	46	46
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	263	1,982	5,515
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$178,891	\$174,596	\$169,775
Average House Value	\$843,152	\$878,356	\$890,659

* Demographic data derived from 2020 ACS - US Census