



FOR LEASE | OFFICE & RETAIL SPACE

\$14.00 - \$16.00 / RSF FSG

26699 - 26719 Pleasant Park Road, Conifer, CO 80433



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Building C



OFFERING SUMMARY

Available SF:	231 - 2046 SF
Lease Rates:	\$14 - \$16 / RSF FSG
Market:	Denver
Submarket:	Mountain Foothills

PROPERTY OVERVIEW

LOCATION OVERVIEW

Highly visible from US Hwy 285.
20 minutes from Evergreen
30 minutes from Downtown Denver

Aerial View



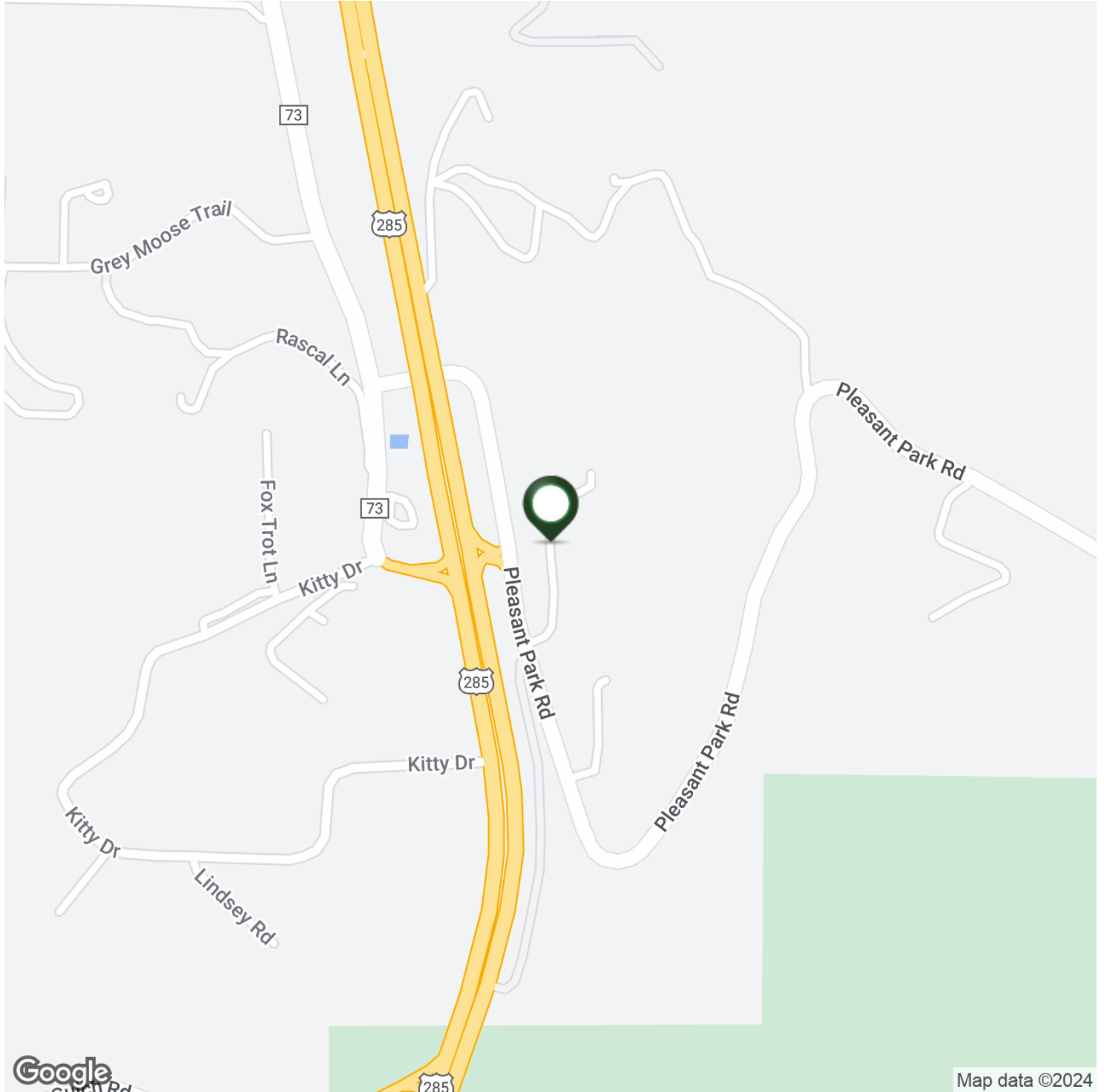


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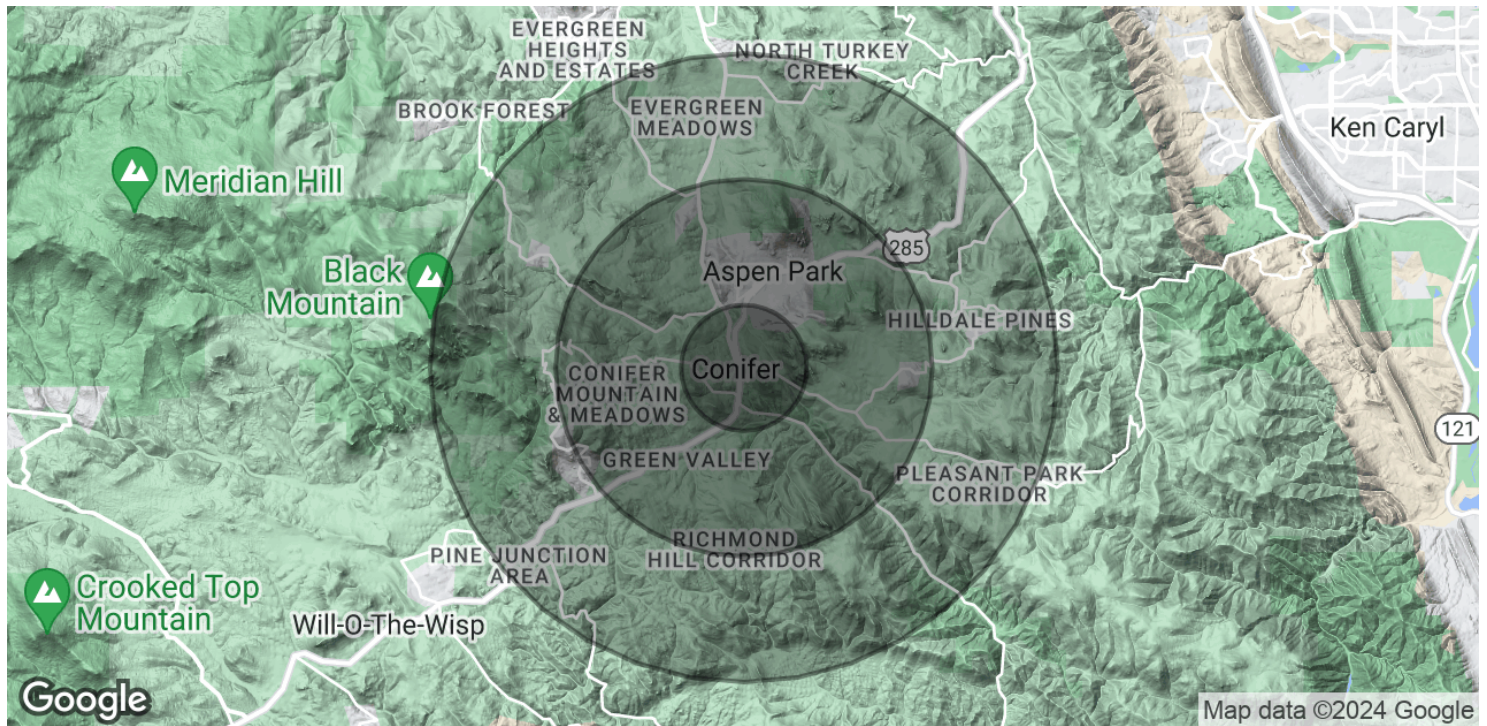
Location Map



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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	435	4,726	12,223
Average Age	44.8	46.2	47.8
Average Age (Male)	46.2	46.3	48.1
Average Age (Female)	46.3	48.3	48.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	185	1,985	5,171
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$116,903	\$130,214	\$131,059
Average House Value	\$556,682	\$532,240	\$534,313

2020 American Community Survey (ACS)