

TWO TENANT RETAIL INVESTMENT OPPORTUNITY

BEAUTIFUL FOOTHILLS LOCATION IN SAFEWAY ANCHORED CENTER

Located in Conifer Town Center, Conifer, Colorado



2795 Speer Blvd #10
Denver, CO
80211

Rich Hobbs
hobbs@creginc.com
720 287 6865

Eli Boymel
eboymel@creginc.com
720 287 6862

PROPERTY OVERVIEW

- **Address:**
27175 Main Street, Conifer, CO
- Value add by leasing remaining +/- 3,300 SF
- 9,324 SF building; 60,110 SF land
- **Rent Escalations:** Annual
- **Tenant:** Mountain Home Entertainment - in business for 37 years
- NNN Lease structure
- Located in Safeway anchored shopping center
- High barriers to entry via water, topography, and zoning
- Significantly below replacement cost



THE OFFERING

1. Purchase Price	\$1,631,700 (\$175 / PSF)
2. Rent Escalations	Annual
3. Building Size	9,324 SF
4. Lease Term	Brand new 5 year lease at 6,000 SF
5. Lease Type	NNN



PROPERTY OVERVIEW



- **Building Size:**
9,324 SF
- **Parcel Size:**
60,110 SF
- **Parcel ID:**
61-144-01-020
- **Year Built:**
2007
- **Parking:**
61 spaces
- **Neighboring Tenants:**

 **SAFeway**



 **NATURAL GROCERS**



LOCATION



DEMOGRAPHICS

POPULATION

	3 Mile:	5 Mile:	Trade Area
	5,701	14,894	39,047

DAYTIME POPULATION

	3 Mile:	5 Mile:	Trade Area
	2,078	3,464	7,832

AVG. DAILY TRAFFIC

	Hwy 285 south of site	32,504 VPD
	Hwy 285 north of site	30,076 VPD

AVG. HH INCOME

	3 Mile:	5 Mile:	Trade Area
	\$131,376	\$132,354	\$133,951

HOUSEHOLDS

	3 Mile:	5 Mile:	Trade Area
	2,218	5,902	16,470

COLORADO ECONOMY

- Over the past 10 years, net migration represents about **60% of total Metro Denver population growth**
- **Employment growth averaged 3.2%** in Metro Denver from 2020 to 2021
- Millennials are the largest generational group in Metro Denver, totaling nearly 827,000 in 2022 and accounting for **25% of the area's population**
- **Retail trade spending increased 15.2% in 2021 in Metro Denver** as all seven counties recorded growth and all retail categories met or exceeded 2019 levels
- 3.3 million of the state's 5.9 million residents live in Metro Denver
- In 2021, building permit activity for residential units in Colorado **increased 48.6%**, growing to an estimated 60,123 units by year end
- The average annual wage in Colorado increased to \$66,600 in 2020, a **7.7% increase over 2019**
- At 68.2%, Colorado ranked as having the **fourth highest labor force participation rate** in the country in November 2021
- Colorado had recovered 89.2% of the jobs lost during the COVID recession, the 13th strongest recovery of the 50 states - about **91.4% of Metro Denver jobs had returned**



source: metrodenver.org

A Few Colorado Fortune 500 & Fortune 1000 Companies:





Rich Hobbs

hobbs@creginc.com

720 287 6865

Eli Boymel

eboymel@creginc.com

720 287 6862



2795 Speer Blvd #10
Denver, CO 80211

www.creginc.com