

CANYON POINT PLAZA



Lease Rates:

\$18.00 - \$20.00/RSF NNN



109 - 111 N Rubey Dr

Golden CO 80403



**1,000 SF End Cap
For Lease**

**HIGH TRAFFIC!
EXCELLENT
LOCATION
IN DESIRABLE
GOLDEN.**

KEY FACTS

- Building Size: 13,528 SF
- For Lease: 1,000 SF
- Located in High Traffic Area near Downtown Golden
- Always Busy!
- Front Door Parking
- Great Views
- Excellent Co-Tenancy
- Signalized Intersection
- Easy Access to Hwy 93, Hwy 58 and Hwy 6
- Historically Low Vacancy

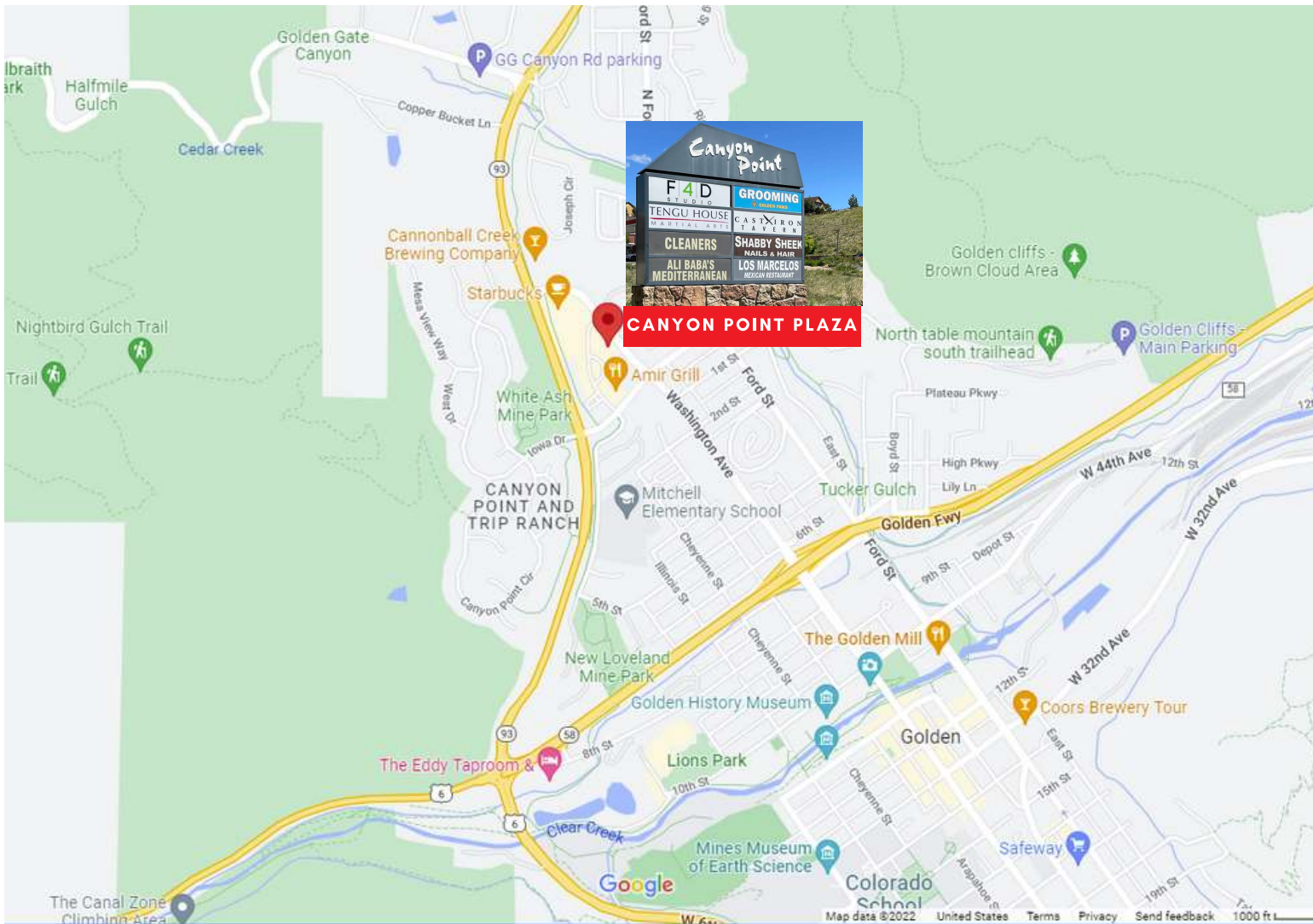
Traffic Counts (Google Earth 2019, *CDOT 2020)

On Iowa St northeast of Washington Ave: 3,419 cars/day

On Washington Ave east of Hwy 93: 7,605 cars/day

On Hwy 93 north of Washington Ave: 26,000 cars/day*





INCREDIBLE LOCATION IN GOLDEN, CO

- ✓ Established, High Traffic Area
- ✓ Excellent Co-Tenancy with Wells Fargo, Starbucks, Cast Iron Tavern, Ali Baba's Restaurant, & More
- ✓ Outdoor Recreation Within Minutes: Golden Gate State Park, Table Mesa, Direct US 6 Hwy Access to Ski Areas
- ✓ Monument Signage Available
- ✓ Great Access to Main Arteries connecting Downtown, Boulder & Mountain Towns: Hwy 6, Hwy 58 and Hwy 93
- ✓ Colorado School of Mines, History Museum, Railroad Museum, Coors Brewery Close By



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.