



FOR LEASE | RETAIL SPACE | RESIDENTIAL SPACE

\$2,500.00 - 3,000.00 PER MONTH (MG)

17218 Hwy 119, Black Hawk, CO 80422



William A. (Bill) Downes
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303.838.2000 x101

Executive Summary



OFFERING SUMMARY

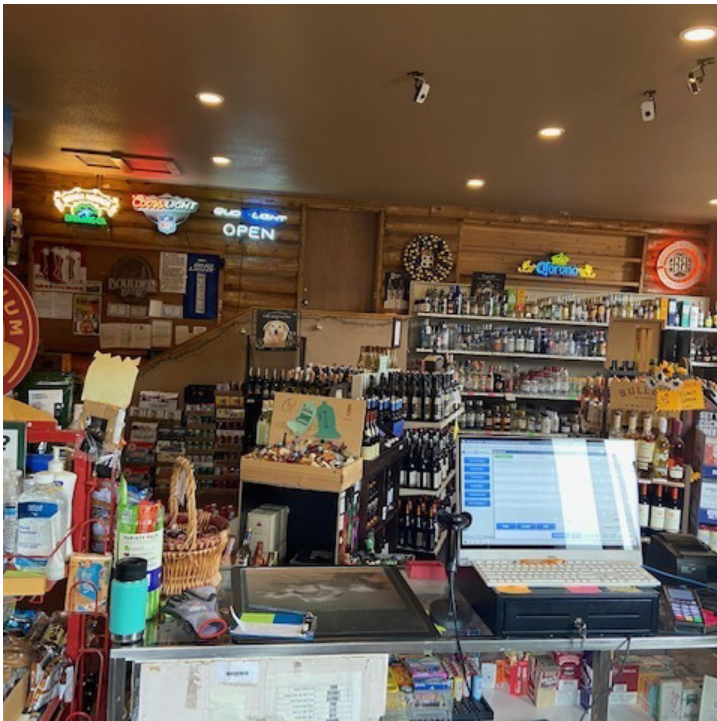
Available SF:	976 - 3,352 SF
Lease Rate:	\$2,500.00 - 3,000.00 per month (MG)
Lot Size:	1 Acres
Year Built:	1960
Building Size:	3,861 SF
Zoning:	Commercial / Residential
Market:	Denver
Submarket:	Foothills

PROPERTY OVERVIEW

- Hard to find Live/Work Property
- Strategically located on Highway 119
- Easy North/South access
- Direct visibility from the Highway
- Beautiful views
- Property also available For Sale

LOCATION OVERVIEW

- * Located on the scenic Highway 119, midway between the towns of Black Hawk and Nederland
- * Just a 40-minute drive from Denver
- * Unobstructed view of the Continental Divide
- * Nearby, the Ameristar Casino Resort Spa and Monarch Casino Resort Spa offering world-class entertainment





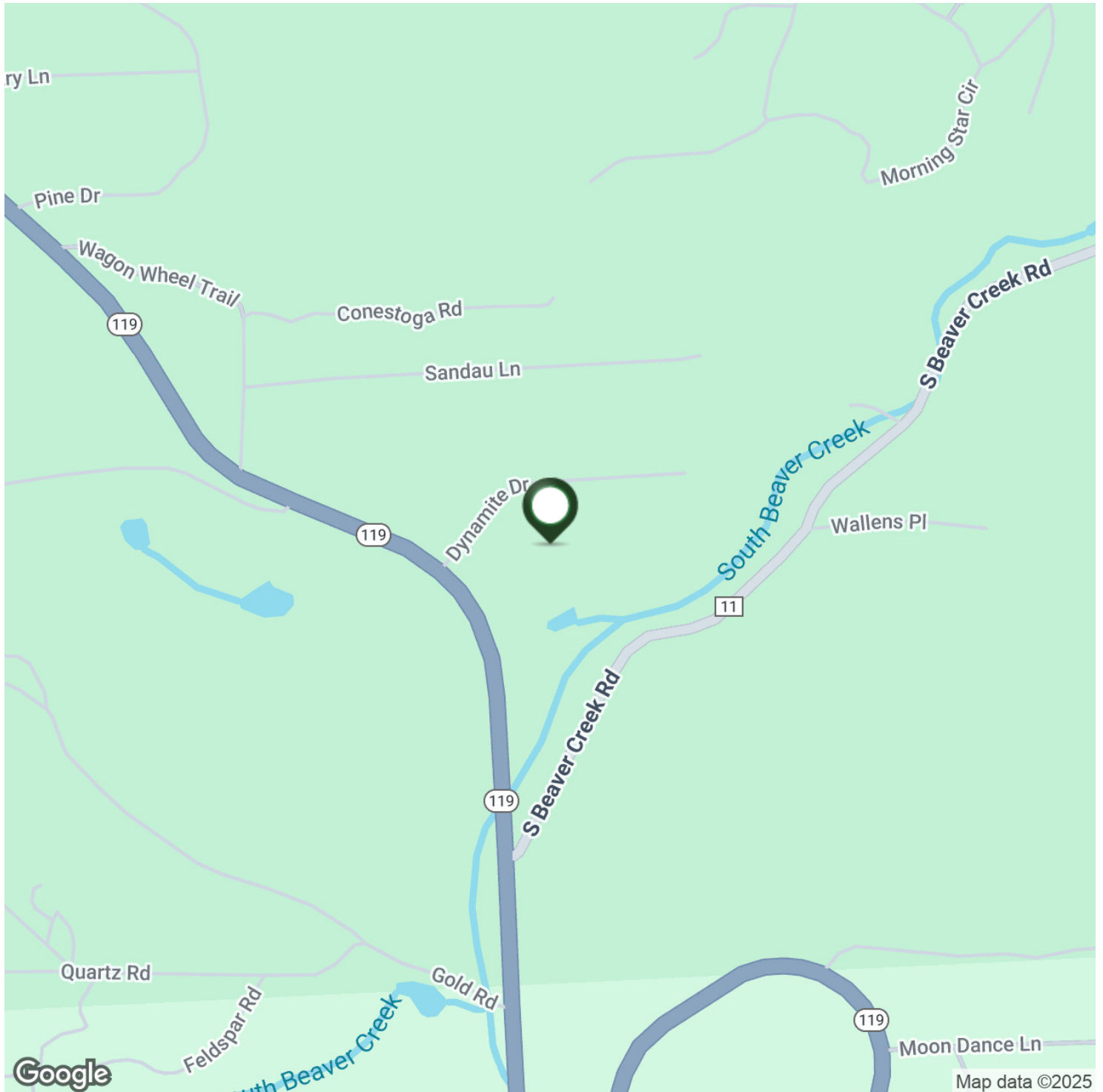


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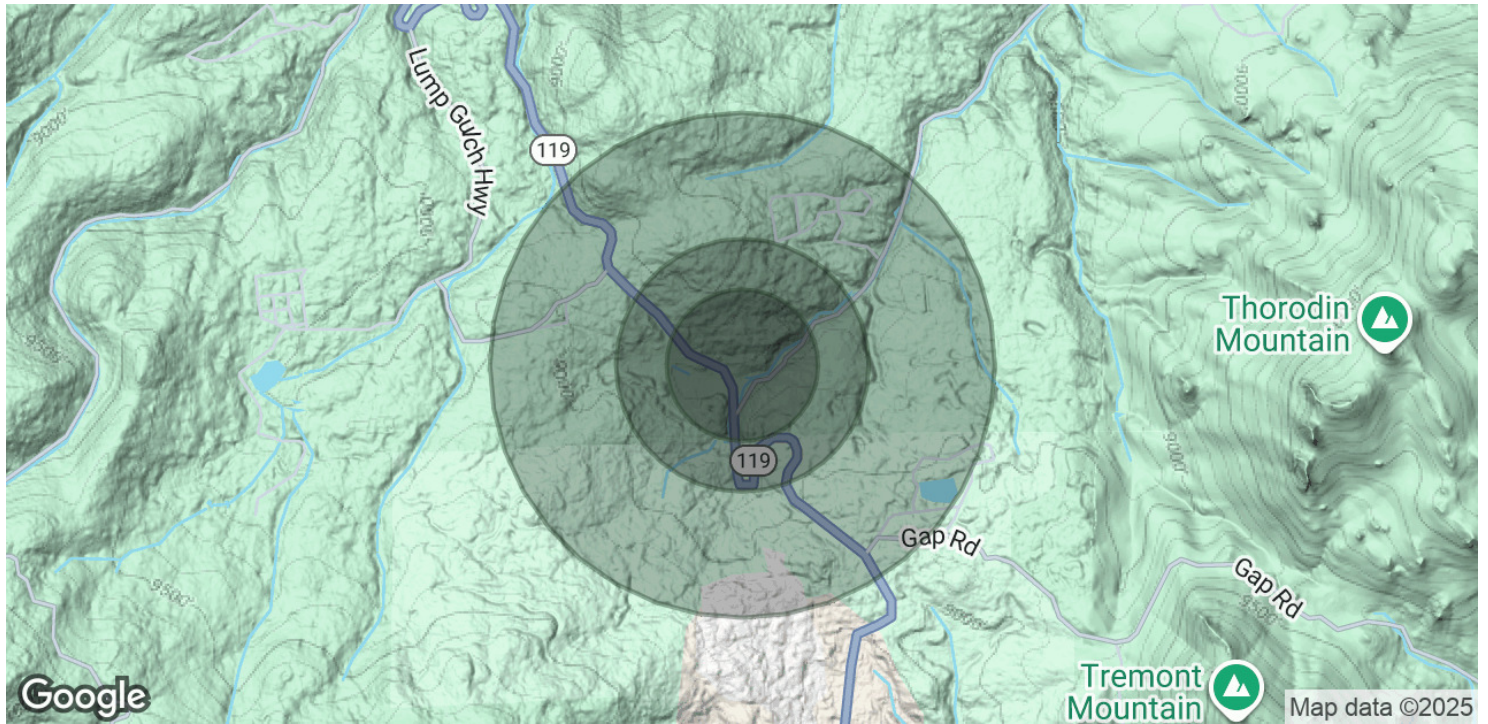
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Location Map



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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	23	155	573
Average Age	46	46	46
Average Age (Male)	47	47	47
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	71	258
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$153,542	\$144,261	\$147,049
Average House Value	\$587,652	\$590,519	\$585,579

Demographics data derived from AlphaMap