

# The Village at Aspen Park

CONIFER, CO

IN-LINE / BUILD TO SUIT / GROUND LEASE



## SITE FEATURES

Join King Soopers, Big R, Qdoba, Comfort Dental and others!

## AVAILABILITY

In-line, drive-thru pad: BTS or ground lease



### ANDREW SUNG

719.322.2332

asung@sullivanhayes.com

### JULIE MCBREARTY

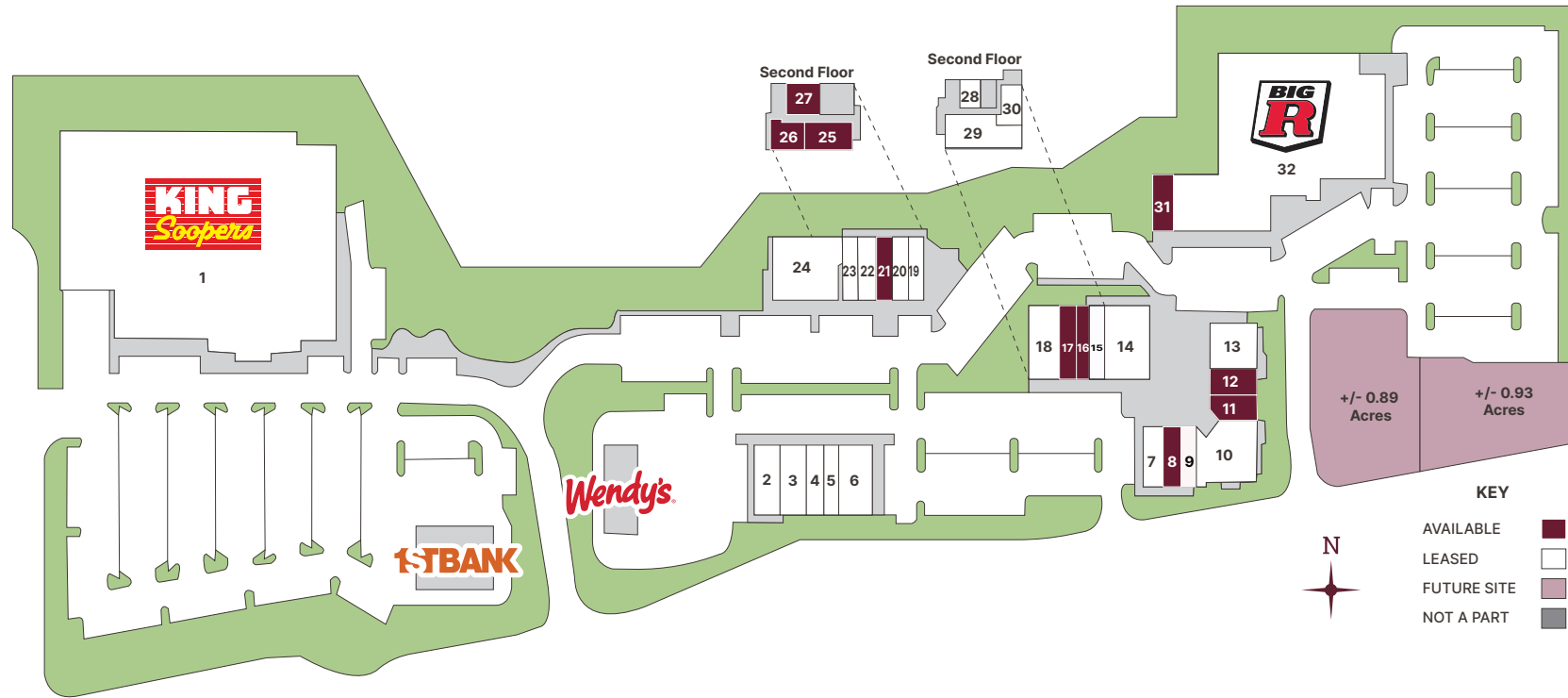
303.370.7476

jmcbrearty@sullivanhayes.com

SH

# SITE PLAN

## THE VILLAGE AT ASPEN PARK



### SITE SUMMARY

153,120 TOTAL SQUARE FOOTAGE

1. KING SOOPERS	58,500	11. AVAILABLE	1,300	21. AVAILABLE	1,300	31. AVAILABLE	1,567
2. QDOBA	2,400	12. AVAILABLE	1,400	22. NAILS AND CONIFER	1,500	32. BIG R	34,102
3. DW'S 285 CAFE	2,298	13. GOLDEN STIX	3,136	23. OYAMA SUSHI	1,300	33. FIRST BANK	NAP
4. STATE FARM	1,400	14. BROOKS PLACE TAVERN	3,990	24. BIGGIE WINE & LIQUOR	5,540	34. TESLA	NAP
5. DOMINO'S	1,300	15. BROOKS PLACE TAVERN	1,200	25. AVAILABLE	2,805	35. US AGAIN	NAP
6. COMFORT DENTAL	2,917	16. AVAILABLE	1,250	26. AVAILABLE	1,559		
7. RELAX STATION	1,650	17. AVAILABLE	1,500	27. AVAILABLE	1,220		
8. AVAILABLE	1,360	18. CONIFER PT	2,858	28. STEPHEN NELSON	643		
9. LEASED	1,070	19. MOUNTAIN HIGH	1,284	29. RE/MAX	3,508		
10. LOS 3 GRACIAS	4,355	20. UPS STORE	1,300	30. ELEVATIONS CO-WORK	1,608		



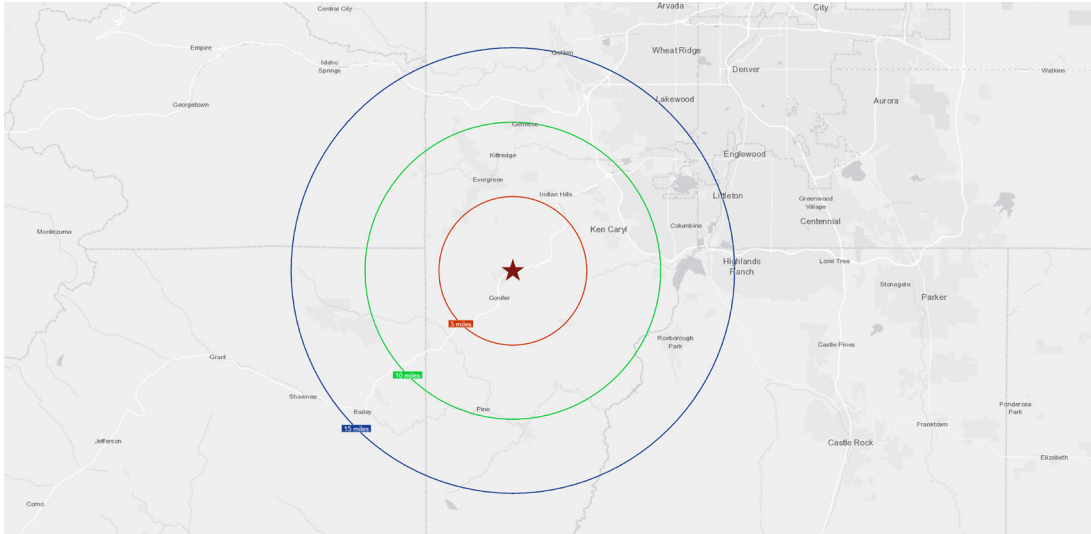
# TRADE AREA

## THE VILLAGE AT ASPEN PARK



# DEMOGRAPHICS

## THE VILLAGE AT ASPEN PARK



MAP COURTESY OF ESRI

### TRAFFIC COUNTS

Location	Cars/Day
HWY 285 NW OF TURKEY CREEK RD	29,000
HWY 285 SE OF TURKEY CREEK RD	28,000

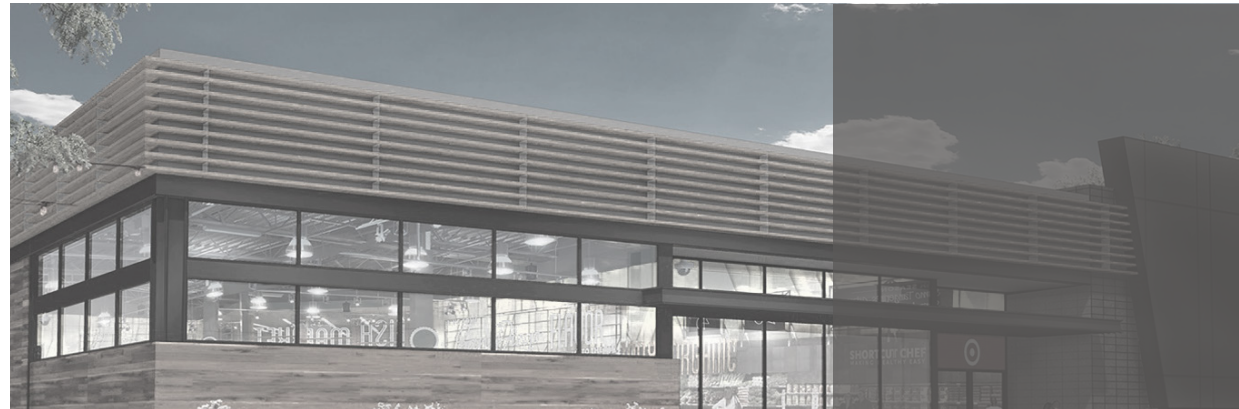
SOURCE: ESRI 2019

### DEMOGRAPHICS | COMPARISON SUMMARY

Categories	5 Mile	10 Miles	15 Miles
ESTIMATED POPULATION	15,417	84,593	359,190
PROJ. POPULATION IN 2028	15,234	83,800	359,887
AVG. HOUSEHOLD INCOME	\$170,184	\$173,257	\$147,945
DAYTIME POPULATION (EMPLOYEES)	3,557	36,355	141,885

SOURCE: ESRI 2023





### About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

**VISIT:** [www.sullivanhayes.com](http://www.sullivanhayes.com)

## The Village at Aspen Park

CONIFER, CO

### ANDREW SUNG

719.322.2332  
[asung@sullivanhayes.com](mailto:asung@sullivanhayes.com)

### JULIE MCBREARTY

303.370.7476  
[jmcbrearty@sullivanhayes.com](mailto:jmcbrearty@sullivanhayes.com)



#### SullivanHayes Brokerage DTC

5570 DTC Parkway, Suite 100  
Greenwood Village, CO 80111  
303.534.0900