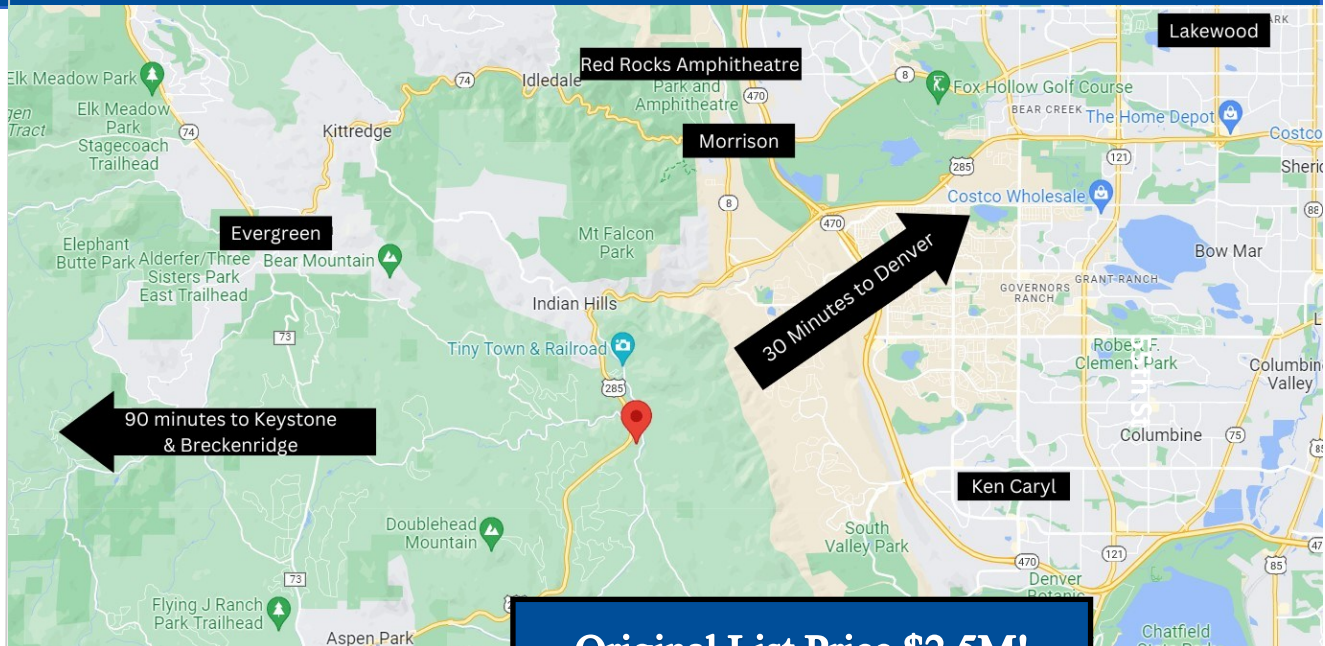


Office
Building
For Sale

19316 Goddard Ranch Ct

Morrison, CO 80465



Property Details:

- List Price: \$1,400,000
- Lease Rate: \$21.91/SF NNN (est \$6.59)
- **Introductory lease rate of \$15/SF NNN for the 1st Year of a 3+ Year Lease!**
- Square Feet: 8,302
- Year Built: 1992
- Use: Office
- Parking: 50 Spaces
- Fiber+ Internet

Original List Price \$2.5M!
Motivated Seller!



For More
Information
Please
Contact



Jim Thomas

Broker Associate
Cell: 720.317.9621
jim@thomasratay.com
For Showings: 303.543.0625

RE/MAX
COMMERCIAL®

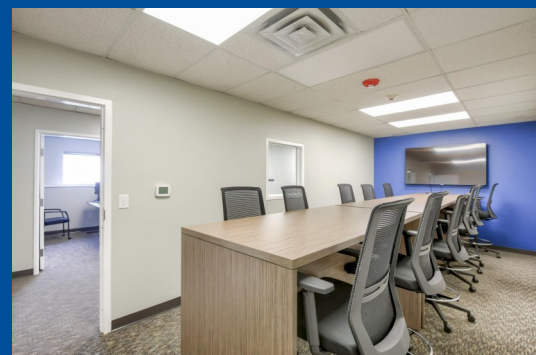
RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 803032 | 303.543.0625 | 303.499.1755 (fax)

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TRAFFIC COUNTS:

Hwy 285 & Goddard
Rach Ct

- Avg. 29,041
Daily Volume

Demographics

2022 Est. Population
2027 Proj. Population

1-mile

3-mile

5-mile

391

7,752

30,396

397

7,834

30,962

2022 Est. Households
2027 Proj. Households

148

2,873

11,672

151

2,905

11,895

2022 Est. Average HH Income
2022 Est. Median HH Income

\$194,913

\$195,015

\$158,064

\$173,000

\$174,218

\$130,633

2022 Est. Median Housing Value

\$865,079

\$865,082

\$630,533

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