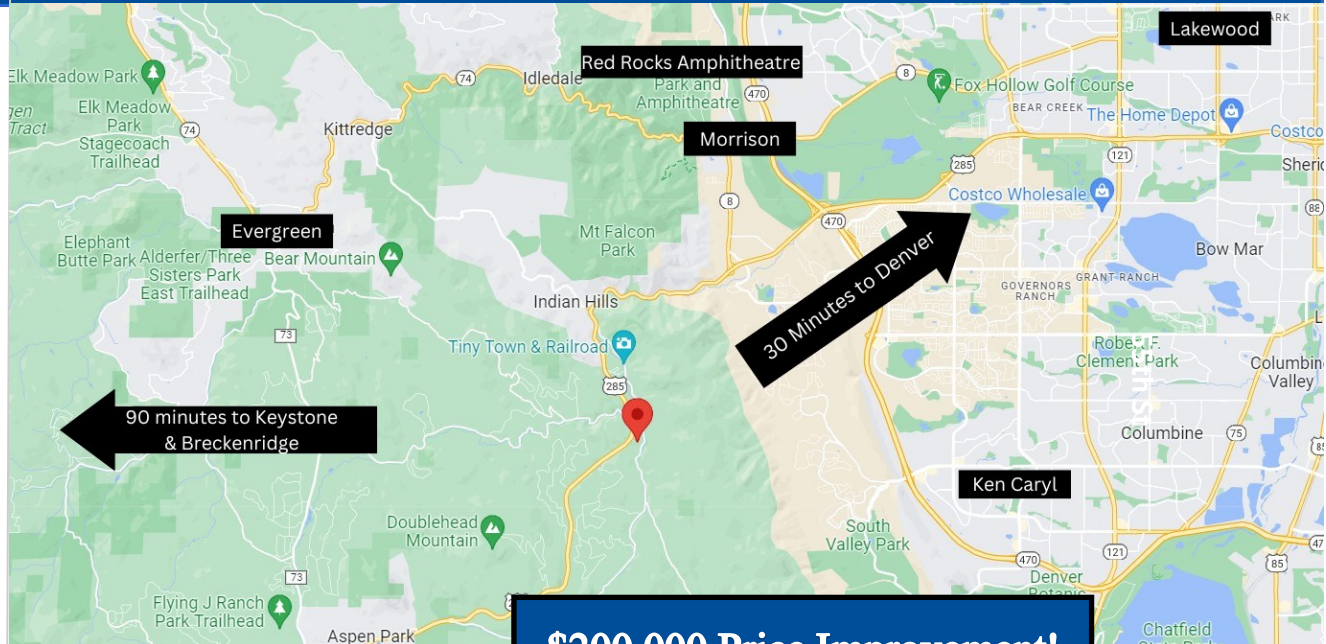


Office  
Building  
For Sale

# 19316 Goddard Ranch Ct

Morrison, CO 80465



## Property Details:

**\$200,000 Price Improvement!  
Motivated Seller!**

- List Price: \$2,000,000
- 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
- Zoned for Industrial Use
- Parking: 50 Spaces
- Fiber+ Internet



For More  
Information  
Please  
Contact



## Jim Thomas

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

**RE/MAX**  
COMMERCIAL®

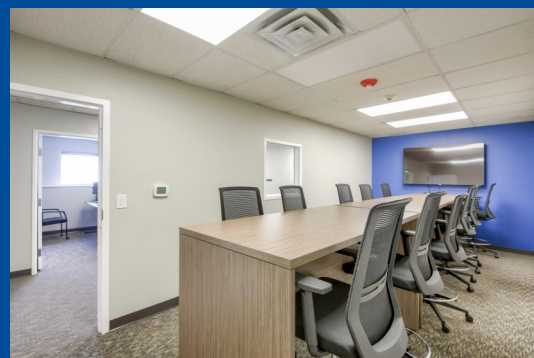
RE/MAX Alliance | 1911 11th St Unit 200 | Boulder, CO 803032 | 303.543.0625 | 303.499.1755 (fax)

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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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