

BRADFORD

JUNCTION | YELLOW BARN

27051 Barkley Road
Conifer, CO 80433



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Bradford

Junction | Yellow Barn

27051 Barkley Road
Conifer, CO 80433



BRADFORD JUNCTION | YELLOW BARN

PROPERTY INFORMATION

Purchase Price
\$1,340,000.00

Property Address
27051 Barkley Road
Conifer, CO 80433

Year Built
1910

Property Size
12,817 Sq. Ft.

Land Size
2.48 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

Situated on approximately 2.48 acres at the signalized corner of Highway 73 and Barkley Road, the property totals 12,817 square feet across four buildings and combines predictable cash flow, established local tenants, and an irreplaceable position within the Conifer community.

IMMEDIATE CASH FLOW

- 100% leased
- 9% cap rate
- Established local tenants
- Defensible Location
- Highway 73 frontage
- Corner location
- Conifer/Aspen Park trade area

LEGACY ASSET

- Historic landmark
- Community recognized
- Destination property

CAPITAL IMPROVEMENTS

- New roofs

BRADFORD

JUNCTION | YELLOW BARN

27051 Barkley Road
Conifer, CO 80433

PROPERTY DETAILS

Known throughout the foothills as the Yellow Barn, this fully leased four-building investment property presents an opportunity to acquire one of Conifer's most recognizable commercial landmarks. Situated on approximately 2.48 acres at the signalized corner of Highway 73 and Barkley Road, the property totals 12,817 square feet across four buildings and **combines predictable cash flow, established local tenants, and an irreplaceable position within the Conifer community.** For generations, Bradford Junction has served as a destination for local businesses and the residents of Conifer, creating an investment that offers both financial performance and lasting community significance.

Unlike many investment properties where buyers assume leasing risk after closing, the property offers immediate cash flow supported by four established local businesses: **Mon Petite Academy, Magpie Mercantile, The Well at Bradford Junction, and Vogel Vegetation.** The property is 100% occupied and produces an attractive **9% cap rate**, providing investors with dependable in-place income from day one.

The property's value extends well beyond its current income. Recognized on the **Colorado State Register of Historic Properties** and designated as a **Jefferson County Historic Landmark**, the Yellow Barn has become one of Conifer's most recognizable commercial landmarks. Its visibility, community identity, and long-standing reputation create a level of recognition that cannot be replicated by new construction.

Ownership has invested significantly in maintaining and improving the property, including new roofing, exterior painting, HVAC upgrades, and parking lot paving and expansion. These capital improvements position the asset for continued long-term performance while reducing near-term capital expenditure concerns for a future owner.

For investors seeking reliable income, stable tenancy, and a legacy asset with enduring market recognition, the Yellow Barn represents an exceptional opportunity to own one of Conifer's most recognizable commercial landmarks.

PROPERTY PHOTOS



PROPERTY PHOTOS



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PROPERTY PHOTOS

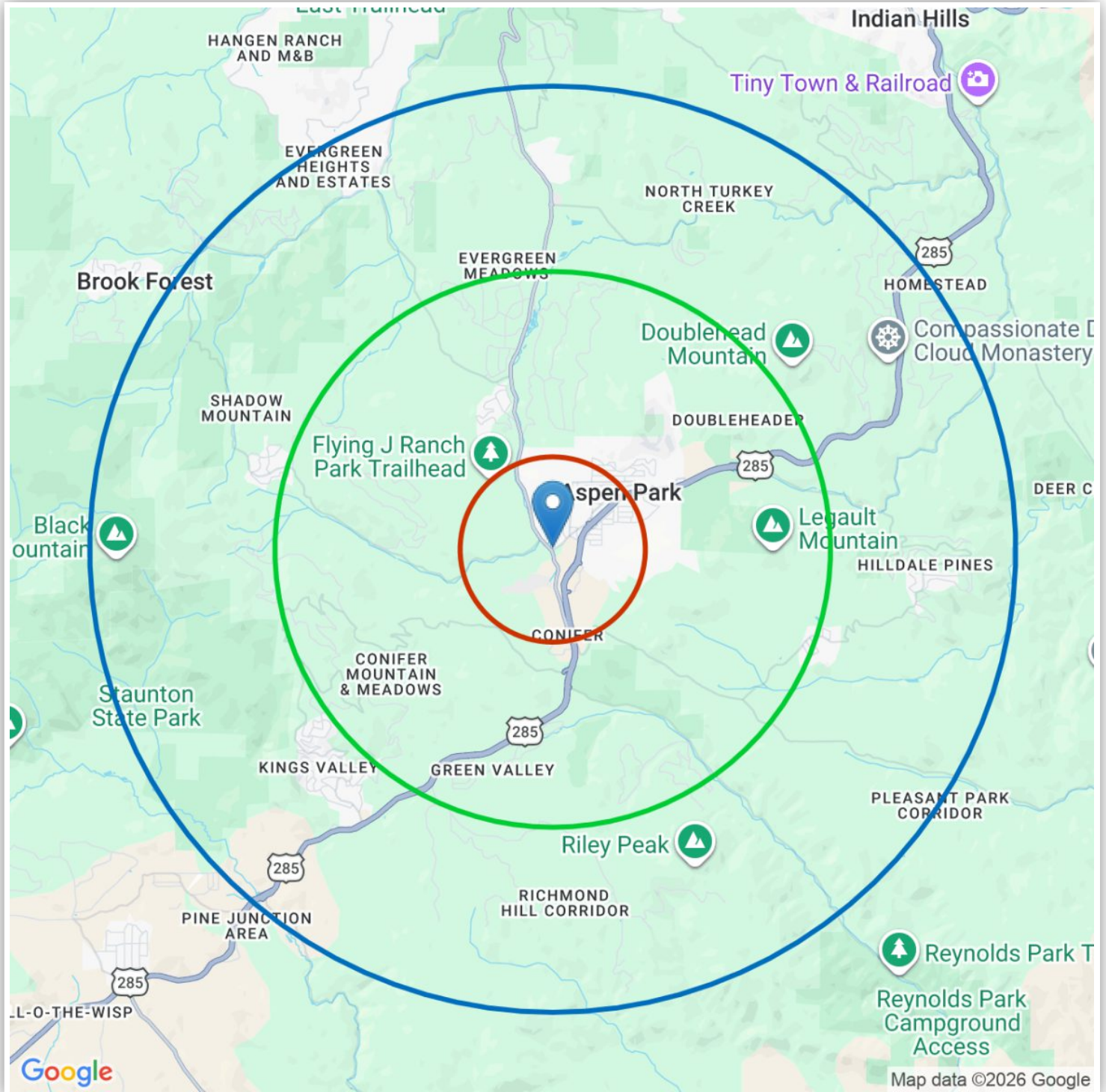


PROPERTY PHOTOS



BRADFORD JUNCTION | YELLOW BARN

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

1,164
Population

49.2 Median Age



2.46
Average Household Size

479
Total Households

EDUCATION



1.15%
No High School Diploma



19.56%
High School Graduate



16.23%
Some College



39.82%
Bachelor's/ Grad

BUSINESS



89
Total Businesses



589
Total Employees

EMPLOYMENT

8

Manufacturing Employees

178

Retail Trade Employees

75

Eating & Drinking Employees

62

Finance/Ins/Real Estate Emp

3.7%

Unemployment Rate

INCOME



\$168,117
Median Household Income



\$84,668
Per Capita Income



\$1,676,864
Median Net Worth

Households by Income

The largest group : \$200,000+ (42.32%) ■

The smallest group : < \$15,000 (0.21%) ■

Indicator	Value(%)	
< \$15,000	0.21	
\$15,000 - \$24,999	3.79	■
\$25,000 - \$34,999	4.21	■
\$35,000 - \$49,999	3.16	■
\$50,000 - \$74,999	8.21	■
\$75,000 - \$99,999	7.58	■
\$100,000 - \$149,999	17.05	■
\$150,000 - \$199,999	13.47	■
\$200,000+	42.32	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

5,915
Population

49.3 Median Age

2.53
Average Household Size

2,361
Total Households

EDUCATION

1.12%

No High School Diploma

22.6%

High School Graduate

15.61%

Some College

39.85%

Bachelor's/ Grad

BUSINESS



356

Total Businesses



2,225

Total Employees

EMPLOYMENT

608

Retail Trade Employees

30

Manufacturing Employees

262

Eating & Drinking Employees

207

Finance/Ins/Real Estate Emp

4.7%

Unemployment Rate

INCOME



\$163,268

Median Household Income



\$83,601

Per Capita Income



\$1,579,125

Median Net Worth

Households by Income

The largest group : \$200,000+ (39.74%) ■

The smallest group : < \$15,000 (1.2%) ■

Indicator	Value(%)	
< \$15,000	1.2	
\$15,000 - \$24,999	2.96	
\$25,000 - \$34,999	3.77	
\$35,000 - \$49,999	3.13	
\$50,000 - \$74,999	8.48	■
\$75,000 - \$99,999	8.99	■
\$100,000 - \$149,999	16.45	■
\$150,000 - \$199,999	15.29	■
\$200,000+	39.74	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

15,084
Population

49.7 Median Age



2.48
Average Household Size

6,139
Total Households

EDUCATION

1.29%

No High
School
Diploma



27.15%
High School
Graduate



14.14%
Some College



38.59%
Bachelor's/
Grad

BUSINESS



570
Total Businesses



3,265
Total Employees

EMPLOYMENT

660

Retail Trade
Employees

46

Manufacturing
Employees

302

Eating &
Drinking
Employees

228

Finance/Ins/Real
Estate Emp

2.8%

Unemployment Rate

INCOME



\$157,834
Median Household Income



\$82,466
Per Capita Income



\$1,404,733
Median Net Worth

Households by Income

The largest group : \$200,000+ (36.41%) ■

The smallest group : \$15,000 - \$24,999 (1.67%) ■

Indicator	Value(%)	
< \$15,000	3.1	■
\$15,000 - \$24,999	1.67	■
\$25,000 - \$34,999	3.48	■
\$35,000 - \$49,999	3.71	■
\$50,000 - \$74,999	7.48	■
\$75,000 - \$99,999	9.65	■
\$100,000 - \$149,999	17.36	■
\$150,000 - \$199,999	17.12	■
\$200,000+	36.41	■



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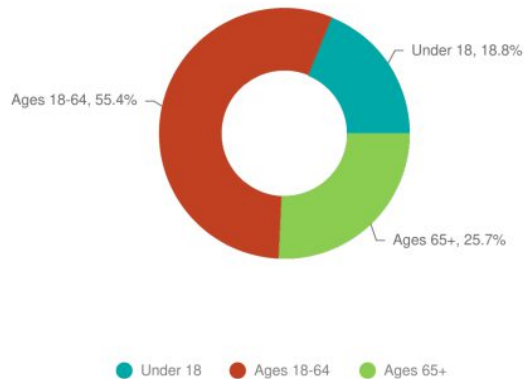
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

1,164 Population	474 Households	49.2 Median Age
2.46 Avg Size Household	\$168,117 Median Household Income	\$858,617 Median Home Value
243 Wealth Index	81 Housing Affordability	26.2 Diversity Index

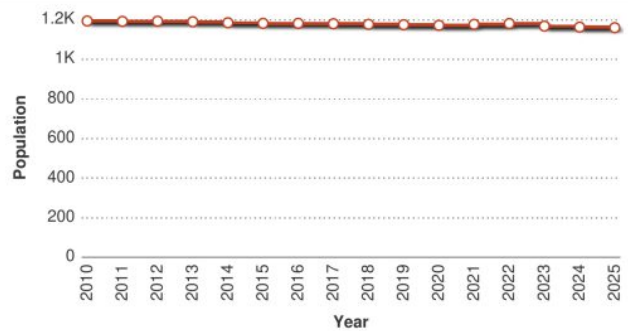
POPULATION BY AGE



POPULATION BY GENERATION

3.44% Greatest Gen: Born 1945/Earlier	26.98% Baby Boomer: Born 1946 to 1964	23.88% Generation X: Born 1965 to 1980
18.64% Millennial: Born 1981 to 1998	18.21% Generation Z: Born 1999 to 2016	8.85% Alpha: Born 2017 to Present

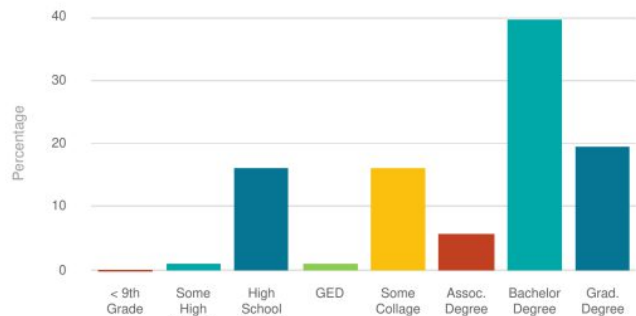
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION

1,318 2026 Total Daytime Population	596 2026 Daytime Pop: Residents
722 2026 Daytime Pop: Workers	421 2026 Daytime Pop Density

POPULATION BY EDUCATION



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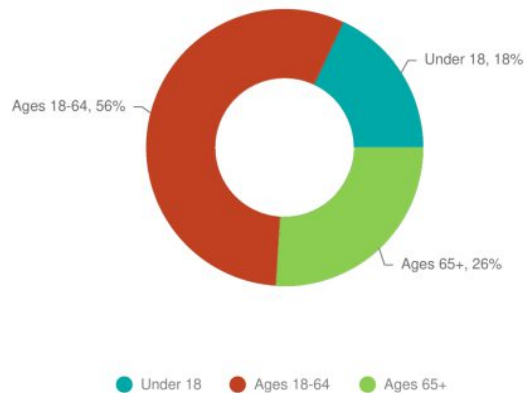
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

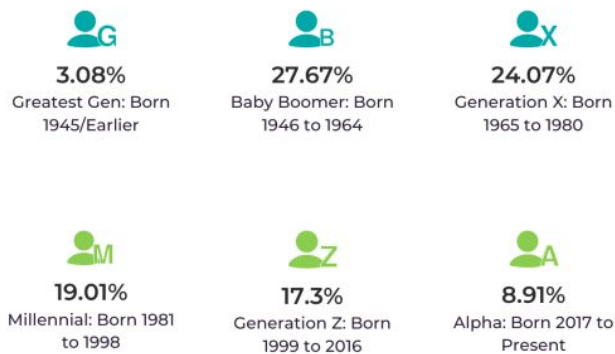
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

5,915 Population	2,335 Households	49.3 Median Age
2.53 Avg Size Household	\$163,268 Median Household Income	\$852,731 Median Home Value
239 Wealth Index	80 Housing Affordability	27.9 Diversity Index

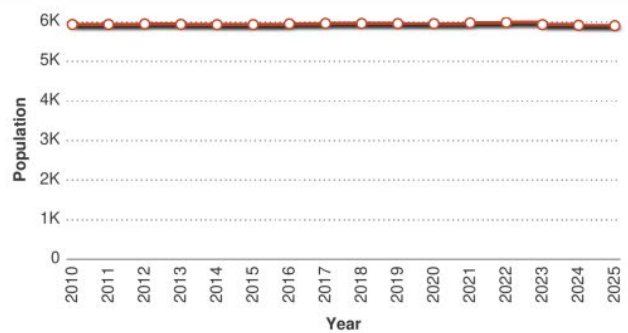
POPULATION BY AGE



POPULATION BY GENERATION



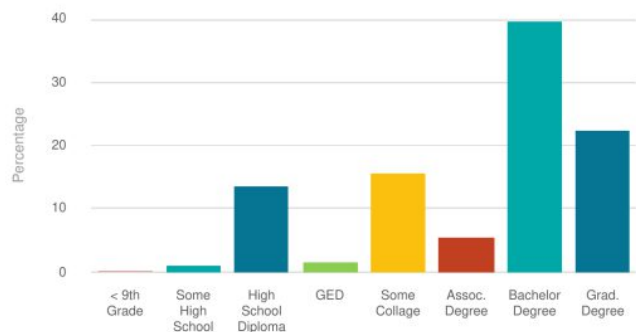
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

15,084

Population

6,093

Households

49.7

Median Age

2.48

Avg Size Household

\$157,834

Median Household
Income

\$870,940

Median Home Value

226

Wealth Index

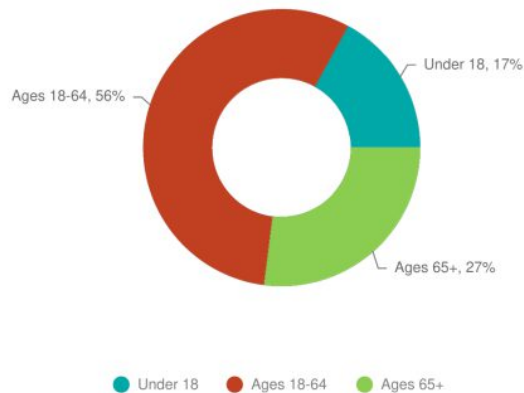
75

Housing Affordability

26.9

Diversity Index

POPULATION BY AGE



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

0.05%

2026-2031
Forecasted
Growth Rate

0.07%



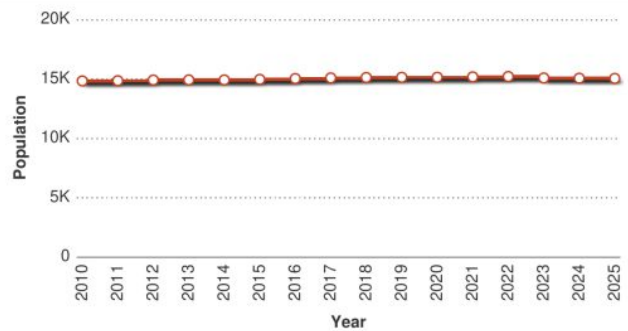
Household
Population

15,182



Population
Density

195



DAYTIME POPULATION



12,372

2026 Total Daytime Population



7,280

2026 Daytime Pop: Residents



5,092

2026 Daytime Pop: Workers



159

2026 Daytime Pop Density

POPULATION BY GENERATION



2.93%

Greatest Gen: Born
1945/Earlier



28.51%

Baby Boomer: Born
1946 to 1964



23.81%

Generation X: Born
1965 to 1980



19.35%

Millennial: Born 1981
to 1998



16.85%

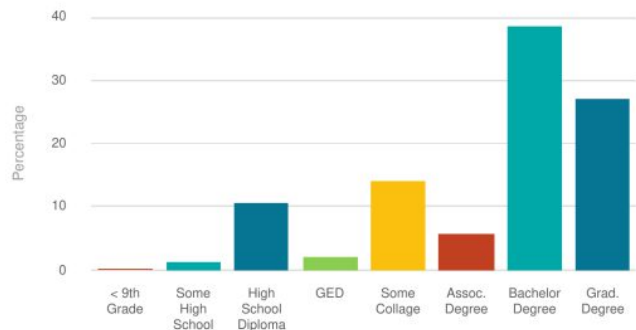
Generation Z: Born
1999 to 2016



8.54%

Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Community Profile



1,164
Population
Total

0.26%
Population
Growth

2.46
Average
HH Size

49.2
Median
Age

26.2
Diversity
Index

\$168,117
Median HH
Income

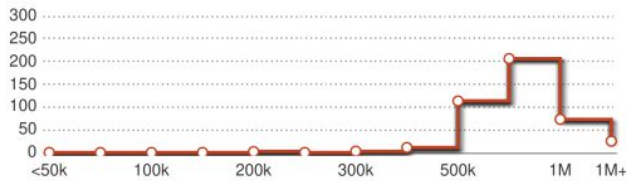
\$858,617
Median Home
Value

18.64%
Under 18

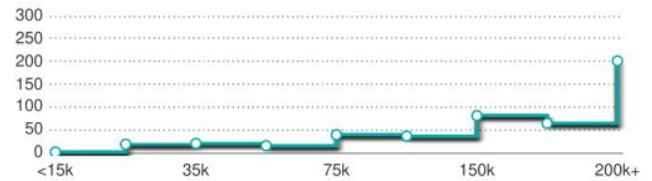
55.84%
Ages 18
to 65

25.52%
Aged 66+

HOME VALUE



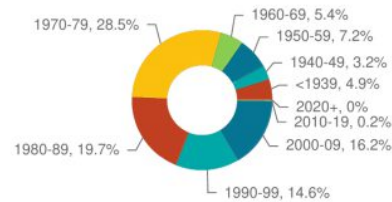
HOUSEHOLD INCOME



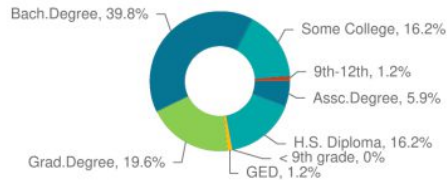
HOME OWNERSHIP



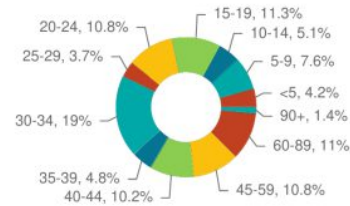
HOUSING: YEAR BUILT



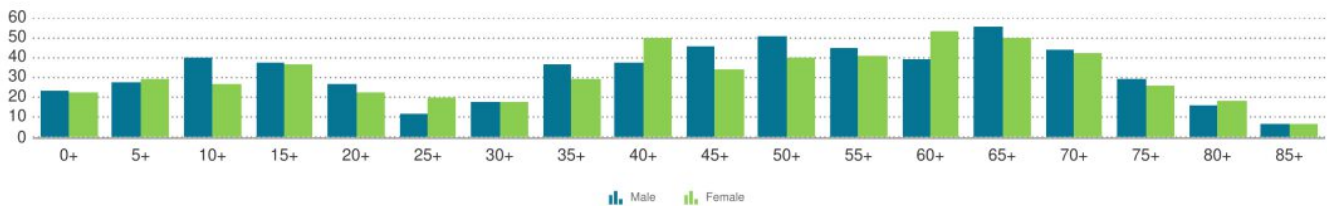
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

Community Profile



5,915
Population
Total

0.04%
Population
Growth

2.53
Average
HH Size

49.3
Median
Age

27.9
Diversity
Index

\$163,268
Median HH
Income

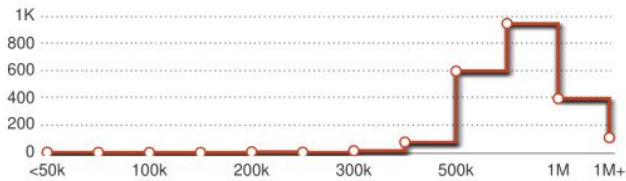
\$852,731
Median Home
Value

18.16%
Under 18

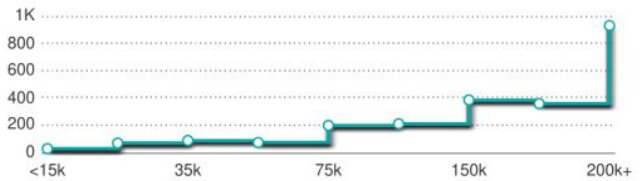
55.98%
Ages 18
to 65

25.87%
Aged 66+

HOME VALUE



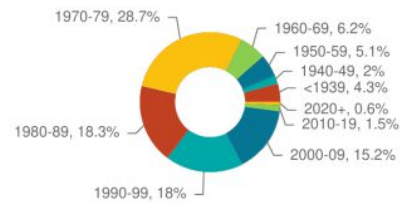
HOUSEHOLD INCOME



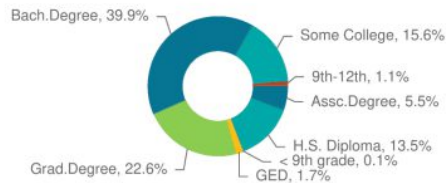
HOME OWNERSHIP



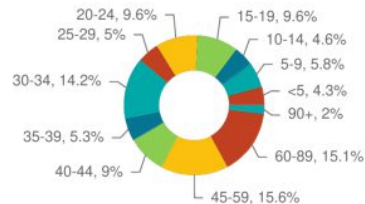
HOUSING: YEAR BUILT



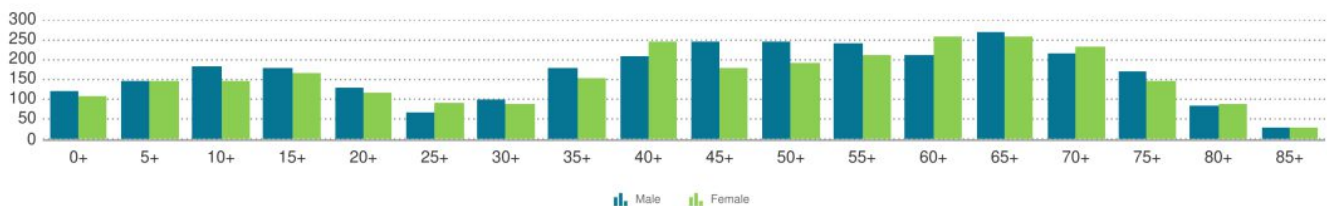
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



15,084
Population
Total

0.05%
Population
Growth

2.48
Average
HH Size

49.7
Median
Age

26.9
Diversity
Index

\$157,834
Median HH
Income

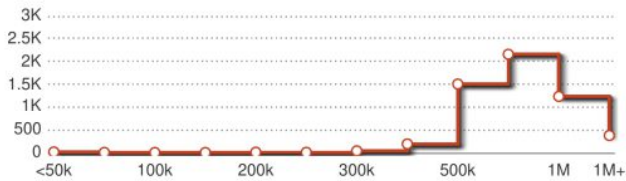
\$870,940
Median Home
Value

17.22%
Under 18

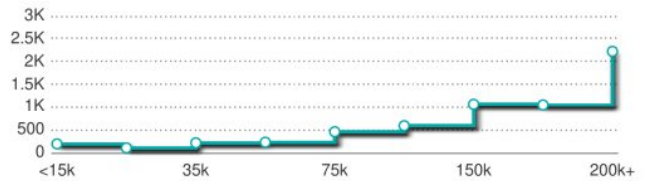
56.28%
Ages 18
to 65

26.5%
Aged 66+

HOME VALUE



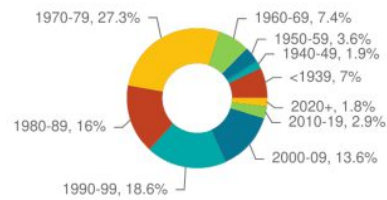
HOUSEHOLD INCOME



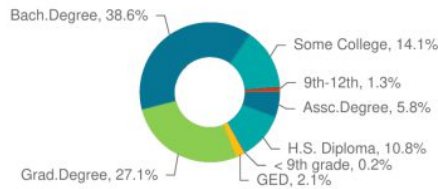
HOME OWNERSHIP



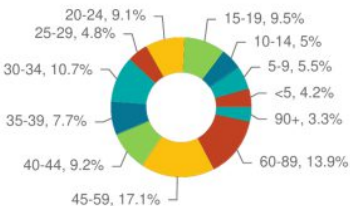
HOUSING: YEAR BUILT



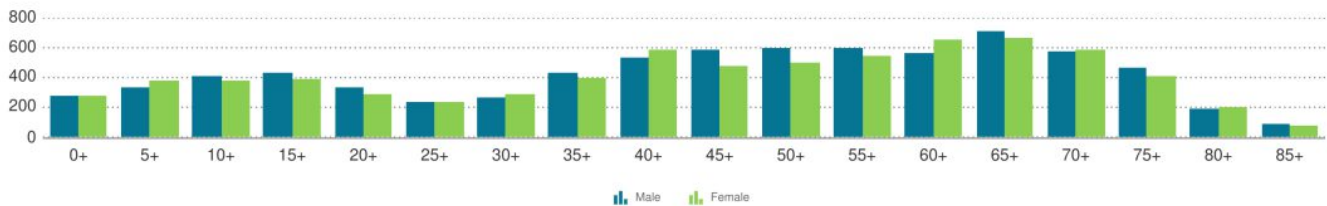
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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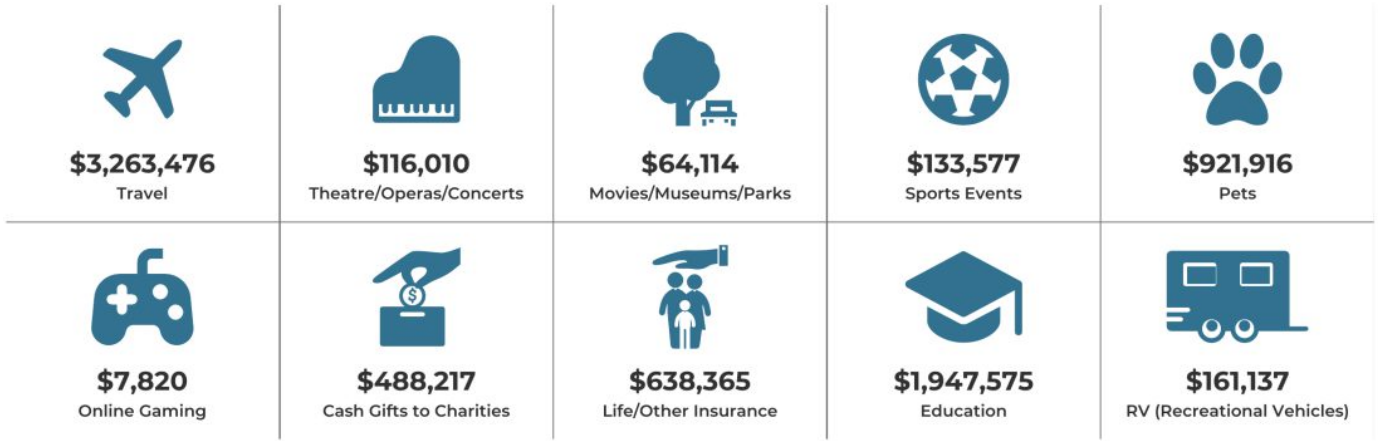
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

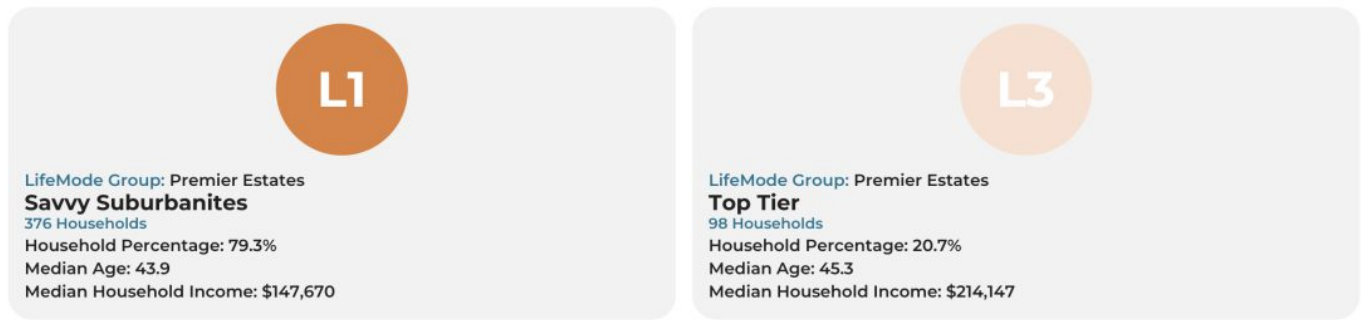
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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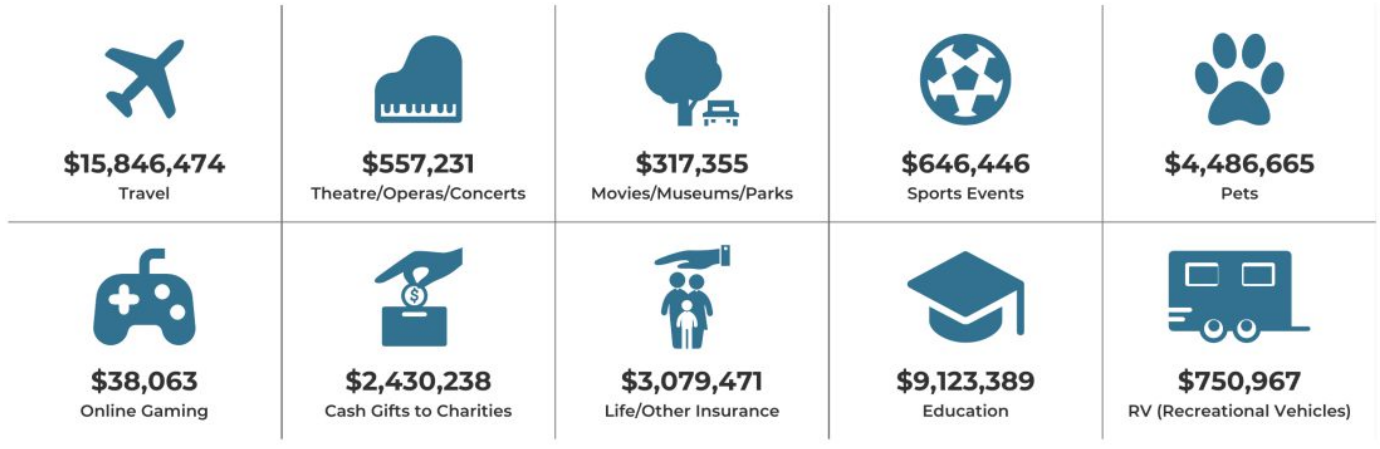
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

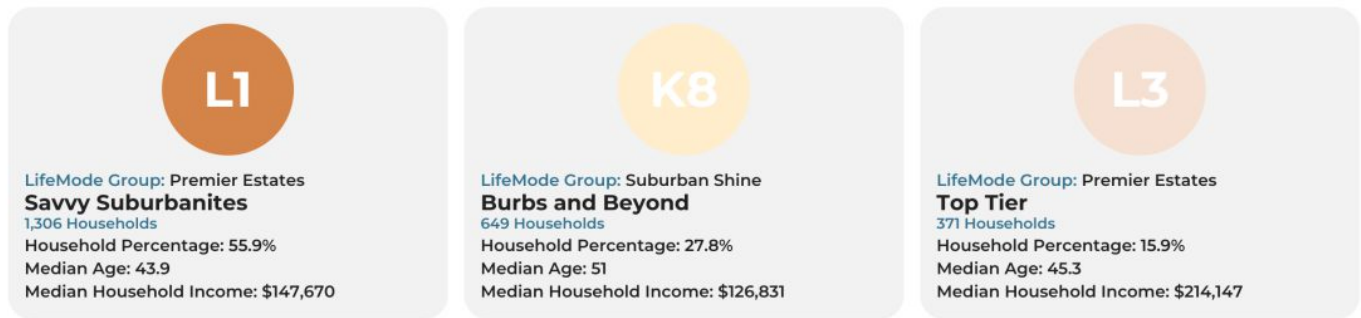
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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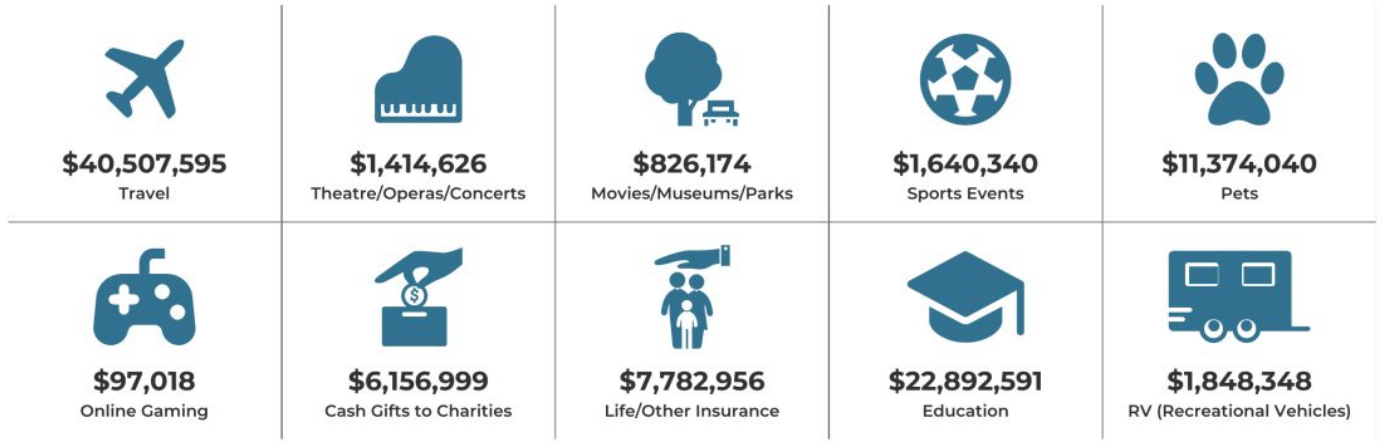
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

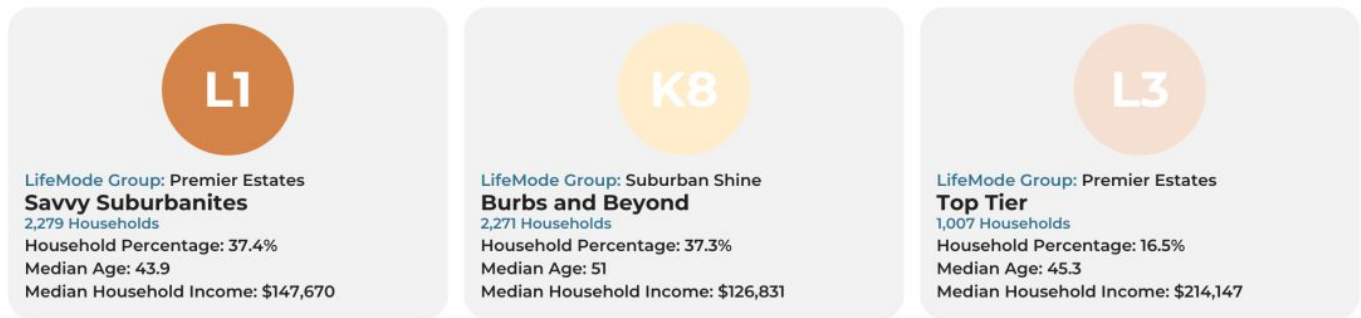
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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BRADFORD JUNCTION | YELLOW BARN

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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)



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EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

Population	1 mile	3 mile	5 mile
2020 Population	1,145	5,901	15,038
2020 Male Population	50.8%	51.1%	51.0%
2020 Female Population	49.2%	48.9%	49.0%
2026 Population	1,164	5,915	15,084
2026 Male Population	51.1%	51.5%	51.0%
2026 Female Population	48.9%	48.5%	49.0%
2031 Population	1,169	5,937	15,182
2031 Male Population	50.7%	51.1%	50.5%
2031 Female Population	49.3%	48.9%	49.5%
2010-2020 Annual Rate	-0.18%	0.05%	0.21%
2020-2026 Annual Rate	0.26%	0.04%	0.05%
2026-2031 Annual Rate	0.09%	0.07%	0.13%

In the identified area, the current year population is **15,084**. In 2020, the Census count in the area was **15,038**. The rate of change since 2020 was **0.05%** annually. The five-year projection for the population in the area is **15,182** representing a change of **0.13%** annually from 2026 to 2031. Currently, the population is **51.0%** male and **49.0%** female.

Median Age

2026 Median Age	49.2	49.3	49.7
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The median age in this area is **49.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	90.0%	89.2%	89.6%
2026 Black Alone	0.4%	0.4%	0.4%
2026 American Indian Alone	0.4%	0.5%	0.4%
2026 Asian Alone	0.6%	0.8%	0.9%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	1.0%	1.2%	1.1%
2026 Two or More Races	7.5%	7.8%	7.5%
2026 Hispanic Origin	5.0%	5.3%	5.1%
2026 Diversity Index	26.2	27.9	26.9

Persons of Hispanic origin represent **5.1%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **26.9** in the identified area, compared to **73.0** for the U.S. as a whole.



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EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

2020	2021	2022	2023
2010 Total Households	475	2,323	5,990
2020 Total Households	479	2,361	6,139
2026 Total Households	474	2,335	6,093
2031 Total Households	475	2,337	6,113
2010-2020 Annual Rate	0.08%	0.16%	0.25%
2020-2026 Annual Rate	-0.17%	-0.18%	-0.12%
2026-2031 Annual Rate	0.04%	0.02%	0.07%
2026 Average Household Size	2.46	2.53	2.48

The household count in this area has changed from **6,139** in 2020 to **6,093** in the current year, a change of **-0.12%** annually. The five-year projection of households is **6,113**, a change of **0.07%** annually from the current year total. Average household size is currently **2.48**, compared to **2.45** in the year 2020. The number of families in the current year is **4,563** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	30.0%	30.7%	32.5%
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Median Household Income

2026 Median Household Income	\$168,117	\$163,268	\$157,834
2031 Median Household Income	\$205,610	\$196,425	\$186,239
2026-2031 Annual Rate	4.11%	3.77%	3.37%

Average Household Income

2026 Average Household Income	\$212,841	\$209,715	\$204,951
2031 Average Household Income	\$243,502	\$237,799	\$233,254
2026-2031 Annual Rate	2.73%	2.55%	2.62%

Per Capita Income

2026 Per Capita Income	\$84,668	\$83,601	\$82,466
2031 Per Capita Income	\$96,259	\$94,533	\$93,553
2026-2031 Annual Rate	2.60%	2.49%	2.55%

Income Equality

2026 Gini Index	40.2	40.0	40.1
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EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

Current median household income is **\$157,834** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$186,239** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$204,951** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$233,254** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$82,466** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$93,553** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 mile	5 mile
2026 Housing Affordability Index	81	80	75
2010 Total Housing Units	525	2,520	6,565
2010 Owner Occupied	422	2,090	5,354
2010 Renter Occupied	53	233	636
2010 Vacant	50	197	575
2020 Housing Units	519	2,505	6,569
2020 Owner Occupied	443	2,195	5,658
2020 Renter Occupied	36	166	481
2020 Vacant	33	154	487
2026 Housing Units	519	2,508	6,600
2026 Owner Occupied	436	2,162	5,596
2026 Renter Occupied	38	173	497
2026 Vacant	45	173	507
2031 Total Housing Units	524	2,535	6,688
2031 Owner Occupied	440	2,179	5,659
2031 Renter Occupied	34	158	454
2031 Vacant	49	198	575

Socioeconomic Status

2026 Socioeconomic Status Index	73.4	68.1	68.1
---------------------------------	------	------	------

Currently, **84.0%** of the **6,600** housing units in the area are owner occupied; **7.3%** renter occupied; and **8.7%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **6,569** housing units in the area and **33** vacant housing units. The annual rate of change in housing units since 2020 is **0.08%**. Median home value in the area is **\$870,940**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.55%** annually to **\$927,273**.



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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	1,145	1,164	1,169
Total Households	479	474	475
Family Households	370	359	358
Average Household Size	2.39	2.46	2.46
Owner Occupied Housing Units	443	436	440
Renter Occupied Housing Units	36	38	34
Median Age	47.9	49.2	50.1

Trends 2026 - 2031	Area	State	National
Population	0.10%	0.90%	0.50%
Households	0.00%	1.00%	0.70%
Family Population	-0.10%	0.80%	0.60%
Owner Occupied Housing Units	0.20%	1.20%	0.00%
Median Household Income	4.10%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	46	4.0%	46	4.0%	42	3.6%
5-9	61	5.3%	57	4.9%	57	4.9%
10-14	81	7.1%	68	5.8%	65	5.6%
15-19	67	5.8%	74	6.4%	62	5.3%
20-24	30	2.6%	50	4.3%	51	4.4%
25-29	30	2.6%	31	2.7%	53	4.5%
30-34	54	4.7%	36	3.1%	40	3.4%
35-39	75	6.5%	66	5.7%	45	3.9%
40-44	77	6.7%	87	7.5%	77	6.6%
45-49	90	7.9%	80	6.9%	92	7.9%
50-54	92	8.0%	92	7.9%	82	7.0%
55-59	106	9.3%	87	7.5%	89	7.6%
60-64	117	10.2%	93	8.0%	82	7.0%
65-69	94	8.2%	106	9.1%	85	7.3%
70-74	63	5.5%	86	7.4%	97	8.3%
75-79	38	3.3%	55	4.7%	77	6.6%
80-84	14	1.2%	36	3.1%	45	3.9%
Age 85+	12	1.1%	14	1.2%	29	2.5%



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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

<\$10,000	1	0.2%	1	0.2%
\$10,000-14,999	0	0.0%	0	0.0%
\$15,000-19,999	5	1.1%	4	0.8%
\$20,000-24,999	13	2.7%	10	2.1%
\$25,000-29,999	11	2.3%	7	1.5%
\$30,000-34,999	9	1.9%	7	1.5%
\$35,000-39,999	2	0.4%	1	0.2%
\$40,000-44,999	7	1.5%	5	1.1%
\$45,000-49,999	6	1.3%	5	1.1%
\$50,000-59,999	21	4.4%	14	3.0%
\$60,000-74,999	18	3.8%	13	2.7%
\$75,000-99,999	36	7.6%	28	5.9%
\$100,000-124,999	46	9.7%	37	7.8%
\$125,000-149,999	35	7.4%	30	6.3%
\$150,000-199,999	64	13.5%	64	13.5%
\$200,000-249,999	65	13.7%	76	16.0%
\$250,000-299,999	34	7.2%	46	9.7%
\$300,000-399,999	50	10.5%	69	14.6%
\$400,000-499,999	18	3.8%	20	4.2%
\$500,000+	34	7.2%	37	7.8%

Median Household Income	\$168,117	-	\$205,610	-
Average Household Income	\$212,841	-	\$243,502	-
Per Capita Income	\$84,668	-	\$96,259	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,037	90.6%	1,047	90.0%	1,042	89.1%
Black Alone	4	0.3%	5	0.4%	5	0.4%
American Indian	5	0.4%	5	0.4%	5	0.4%
Asian Alone	6	0.5%	7	0.6%	8	0.7%
Pacific Islander	1	0.1%	1	0.1%	1	0.1%
Some Other Race	11	1.0%	12	1.0%	13	1.1%
Two or More Races	80	7.0%	87	7.5%	96	8.2%
Hispanic (Any Race)	53	4.6%	58	5.0%	64	5.5%



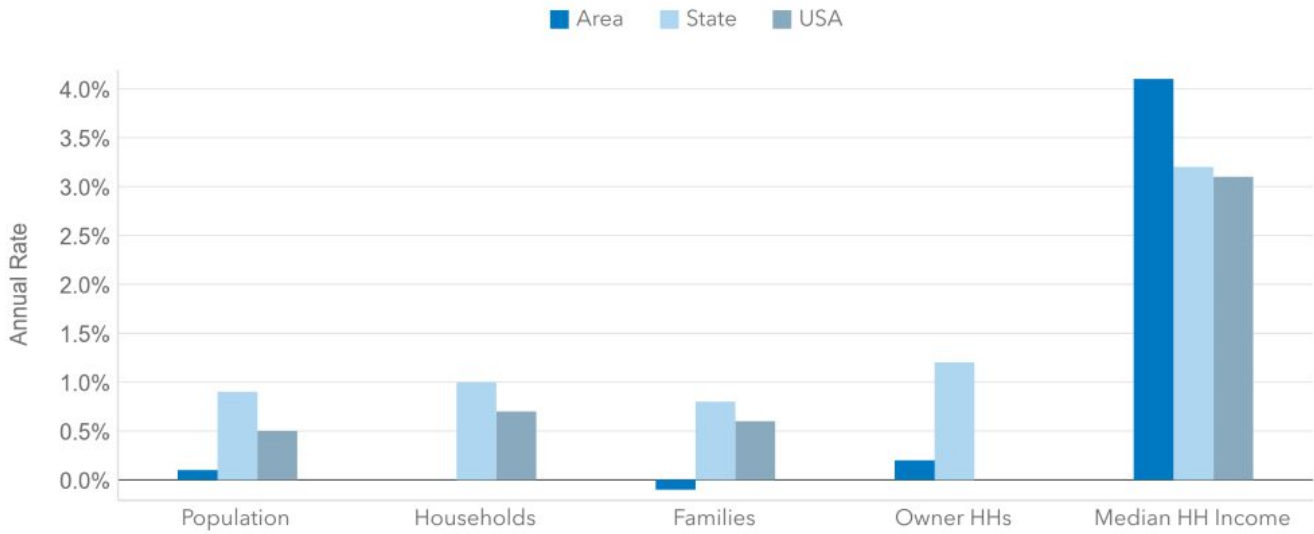
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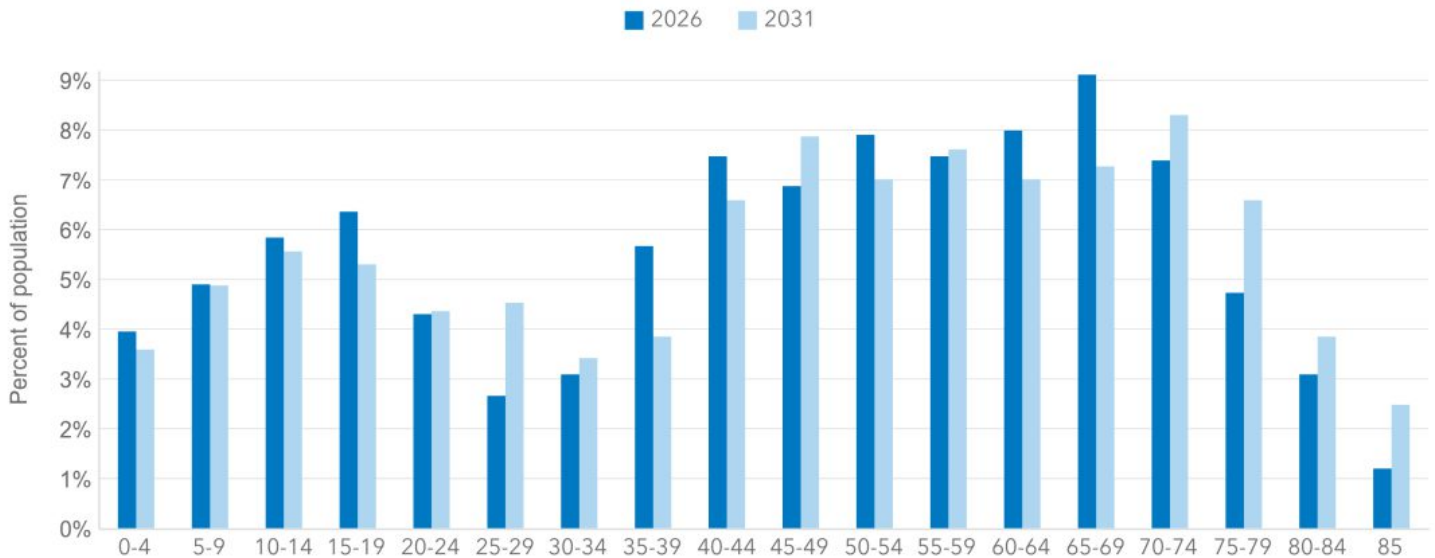
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



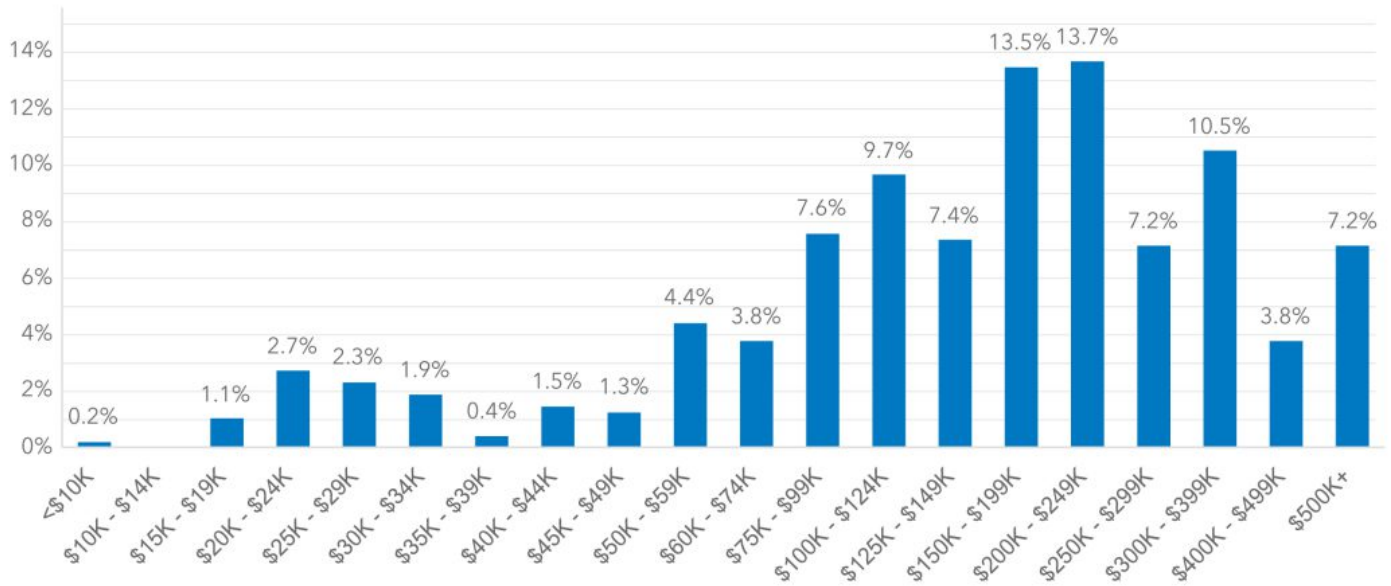
Population by Age



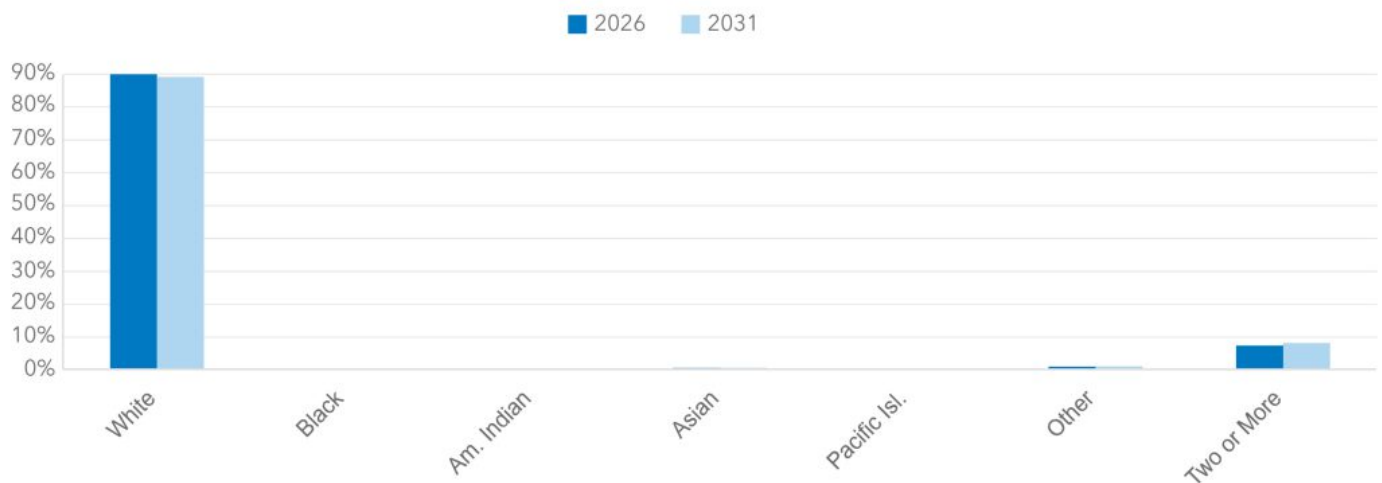
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Households by Income for 2026



Population by Race



DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	5,901	5,915	5,937
Total Households	2,361	2,335	2,337
Family Households	1,806	1,750	1,743
Average Household Size	2.50	2.53	2.54
Owner Occupied Housing Units	2,195	2,162	2,179
Renter Occupied Housing Units	166	173	158
Median Age	48.2	49.3	50.5

Trends 2026 - 2031	Area	State	National
Population	0.10%	0.90%	0.50%
Households	0.00%	1.00%	0.70%
Family Population	-0.10%	0.80%	0.60%
Owner Occupied Housing Units	0.20%	1.20%	0.00%
Median Household Income	3.80%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	242	4.1%	234	4.0%	214	3.6%
5-9	308	5.2%	293	5.0%	283	4.8%
10-14	384	6.5%	330	5.6%	325	5.5%
15-19	329	5.6%	348	5.9%	306	5.2%
20-24	158	2.7%	245	4.1%	240	4.0%
25-29	163	2.8%	161	2.7%	255	4.3%
30-34	284	4.8%	188	3.2%	203	3.4%
35-39	400	6.8%	334	5.7%	235	4.0%
40-44	404	6.8%	454	7.7%	384	6.5%
45-49	438	7.4%	427	7.2%	483	8.1%
50-54	489	8.3%	440	7.4%	443	7.5%
55-59	546	9.3%	458	7.7%	426	7.2%
60-64	588	10.0%	472	8.0%	436	7.3%
65-69	499	8.5%	528	8.9%	443	7.5%
70-74	363	6.2%	448	7.6%	484	8.2%
75-79	183	3.1%	318	5.4%	388	6.5%
80-84	67	1.1%	169	2.9%	257	4.3%
Age 85+	55	0.9%	66	1.1%	134	2.3%



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DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

<\$10,000	24	1.0%	20	0.9%
\$10,000-14,999	4	0.2%	3	0.1%
\$15,000-19,999	20	0.9%	15	0.6%
\$20,000-24,999	49	2.1%	37	1.6%
\$25,000-29,999	37	1.6%	26	1.1%
\$30,000-34,999	51	2.2%	36	1.5%
\$35,000-39,999	17	0.7%	10	0.4%
\$40,000-44,999	31	1.3%	22	0.9%
\$45,000-49,999	25	1.1%	19	0.8%
\$50,000-59,999	77	3.3%	53	2.3%
\$60,000-74,999	121	5.2%	92	3.9%
\$75,000-99,999	210	9.0%	166	7.1%
\$100,000-124,999	215	9.2%	174	7.4%
\$125,000-149,999	169	7.2%	152	6.5%
\$150,000-199,999	357	15.3%	364	15.6%
\$200,000-249,999	303	13.0%	361	15.4%
\$250,000-299,999	160	6.8%	217	9.3%
\$300,000-399,999	229	9.8%	312	13.3%
\$400,000-499,999	82	3.5%	92	3.9%
\$500,000+	154	6.6%	167	7.1%
Median Household Income	\$163,268	-	\$196,425	-
Average Household Income	\$209,715	-	\$237,799	-
Per Capita Income	\$83,601	-	\$94,533	-

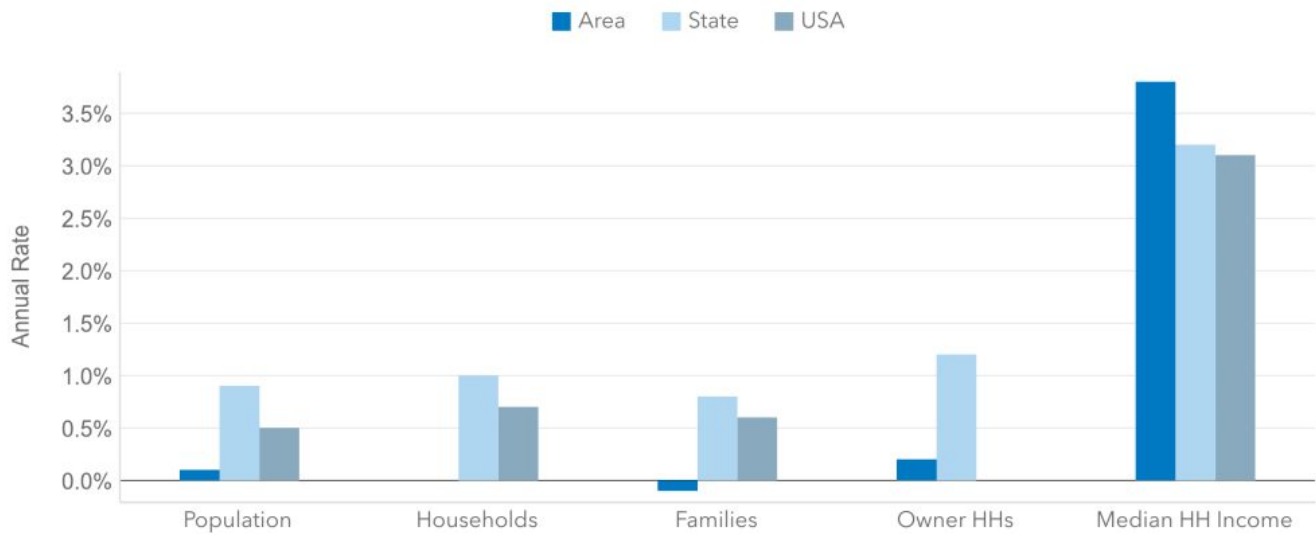
Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,303	89.9%	5,274	89.2%	5,241	88.3%
Black Alone	19	0.3%	23	0.4%	24	0.4%
American Indian	30	0.5%	30	0.5%	31	0.5%
Asian Alone	42	0.7%	46	0.8%	50	0.8%
Pacific Islander	6	0.1%	6	0.1%	6	0.1%
Some Other Race	70	1.2%	73	1.2%	78	1.3%
Two or More Races	431	7.3%	463	7.8%	507	8.5%
Hispanic (Any Race)	292	5.0%	312	5.3%	344	5.8%



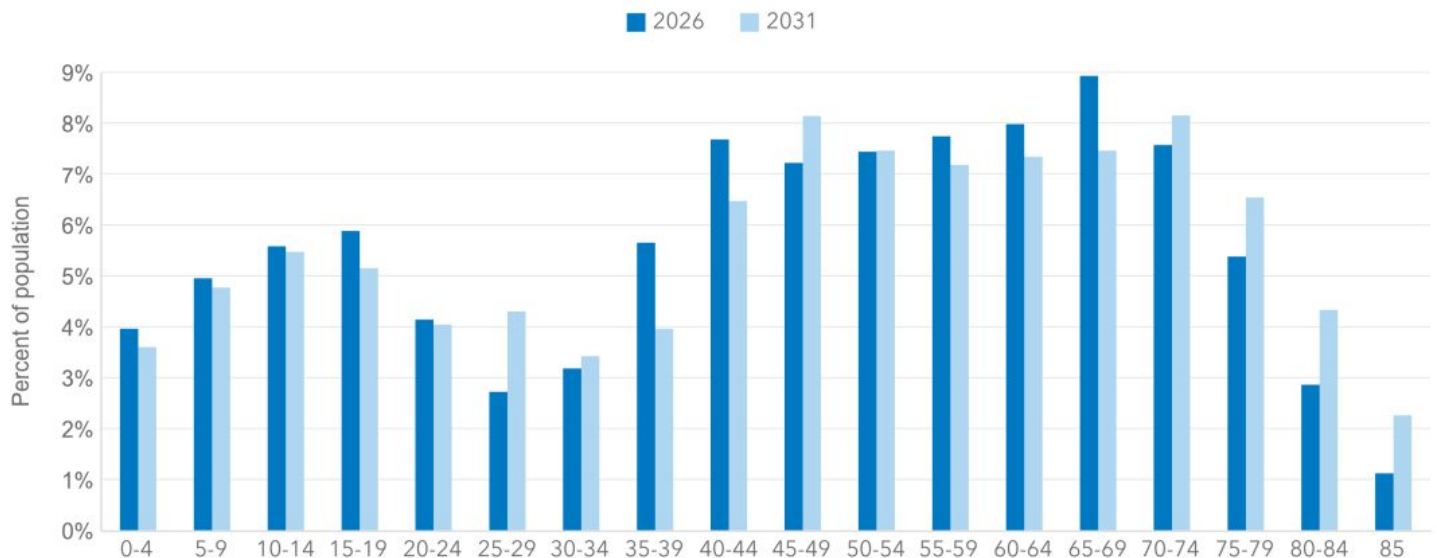
DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



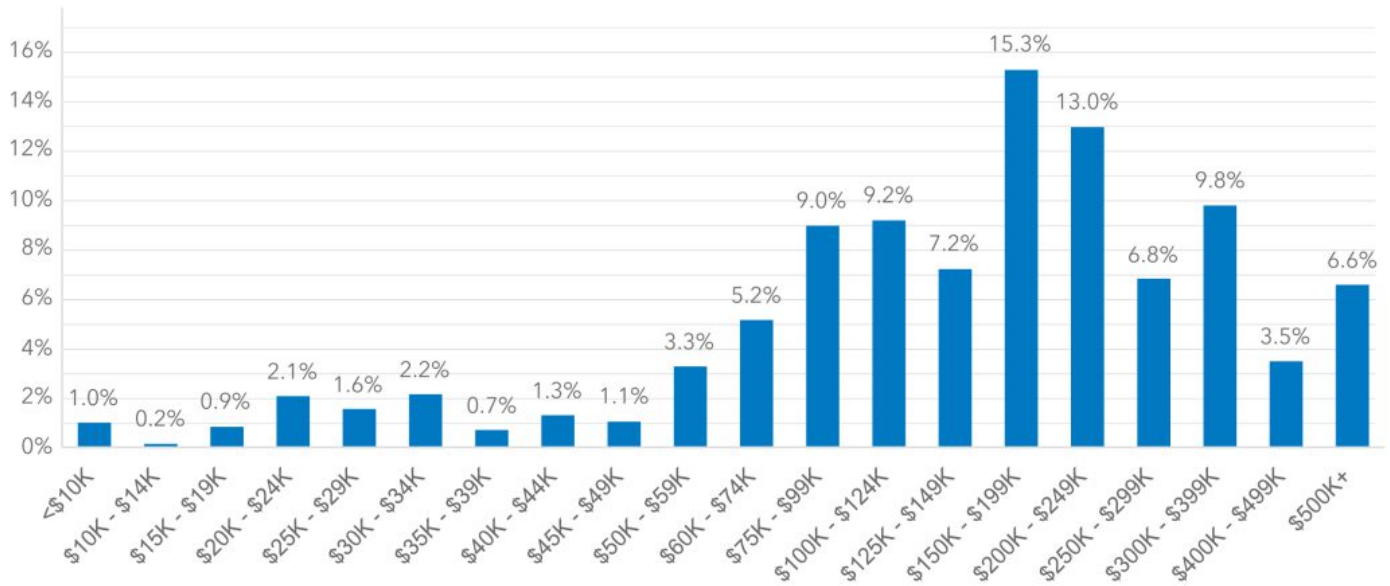
Population by Age



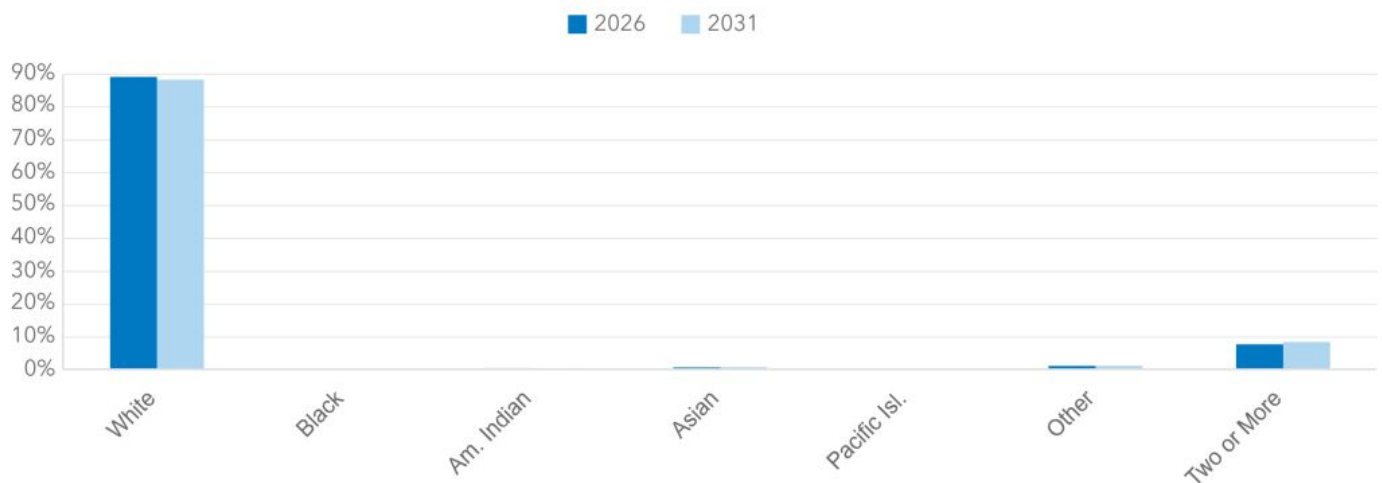
DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Households by Income for 2026



Population by Race



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	15,038	15,084	15,182
Total Households	6,139	6,093	6,113
Family Households	4,687	4,563	4,560
Average Household Size	2.45	2.48	2.48
Owner Occupied Housing Units	5,658	5,596	5,659
Renter Occupied Housing Units	481	497	454
Median Age	48.4	49.7	50.8

Trends 2026 - 2031	Area	State	National
Population	0.10%	0.90%	0.50%
Households	0.10%	1.00%	0.70%
Family Population	0.00%	0.80%	0.60%
Owner Occupied Housing Units	0.20%	1.20%	0.00%
Median Household Income	3.40%	3.20%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	591	3.9%	571	3.8%	536	3.5%
5-9	746	5.0%	717	4.8%	689	4.5%
10-14	928	6.2%	792	5.3%	788	5.2%
15-19	851	5.7%	835	5.5%	739	4.9%
20-24	453	3.0%	631	4.2%	586	3.9%
25-29	464	3.1%	466	3.1%	653	4.3%
30-34	718	4.8%	558	3.7%	570	3.8%
35-39	1,001	6.7%	838	5.6%	691	4.5%
40-44	1,017	6.8%	1,124	7.5%	951	6.3%
45-49	1,094	7.3%	1,078	7.2%	1,203	7.9%
50-54	1,226	8.2%	1,106	7.3%	1,128	7.4%
55-59	1,403	9.3%	1,150	7.6%	1,073	7.1%
60-64	1,514	10.1%	1,220	8.1%	1,100	7.3%
65-69	1,289	8.6%	1,376	9.1%	1,154	7.6%
70-74	973	6.5%	1,166	7.7%	1,267	8.3%
75-79	451	3.0%	881	5.8%	1,011	6.7%
80-84	187	1.2%	401	2.7%	714	4.7%
Age 85+	131	0.9%	174	1.1%	330	2.2%



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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	153	2.5%	130	2.1%
\$10,000-14,999	35	0.6%	24	0.4%
\$15,000-19,999	37	0.6%	27	0.4%
\$20,000-24,999	65	1.1%	47	0.8%
\$25,000-29,999	82	1.4%	58	0.9%
\$30,000-34,999	131	2.1%	88	1.4%
\$35,000-39,999	59	1.0%	35	0.6%
\$40,000-44,999	96	1.6%	69	1.1%
\$45,000-49,999	72	1.2%	52	0.8%
\$50,000-59,999	167	2.7%	115	1.9%
\$60,000-74,999	289	4.7%	218	3.6%
\$75,000-99,999	588	9.7%	460	7.5%
\$100,000-124,999	562	9.2%	454	7.4%
\$125,000-149,999	496	8.1%	444	7.3%
\$150,000-199,999	1,043	17.1%	1,070	17.5%
\$200,000-249,999	727	11.9%	902	14.8%
\$250,000-299,999	384	6.3%	538	8.8%
\$300,000-399,999	540	8.9%	757	12.4%
\$400,000-499,999	215	3.5%	247	4.0%
\$500,000+	353	5.8%	379	6.2%

Median Household Income	\$157,834	-	\$186,239	-
Average Household Income	\$204,951	-	\$233,254	-
Per Capita Income	\$82,466	-	\$93,553	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,582	90.3%	13,520	89.6%	13,477	88.8%
Black Alone	52	0.3%	60	0.4%	61	0.4%
American Indian	68	0.5%	67	0.4%	70	0.5%
Asian Alone	122	0.8%	135	0.9%	150	1.0%
Pacific Islander	9	0.1%	9	0.1%	9	0.1%
Some Other Race	158	1.1%	166	1.1%	176	1.2%
Two or More Races	1,048	7.0%	1,128	7.5%	1,240	8.2%
Hispanic (Any Race)	719	4.8%	766	5.1%	843	5.6%



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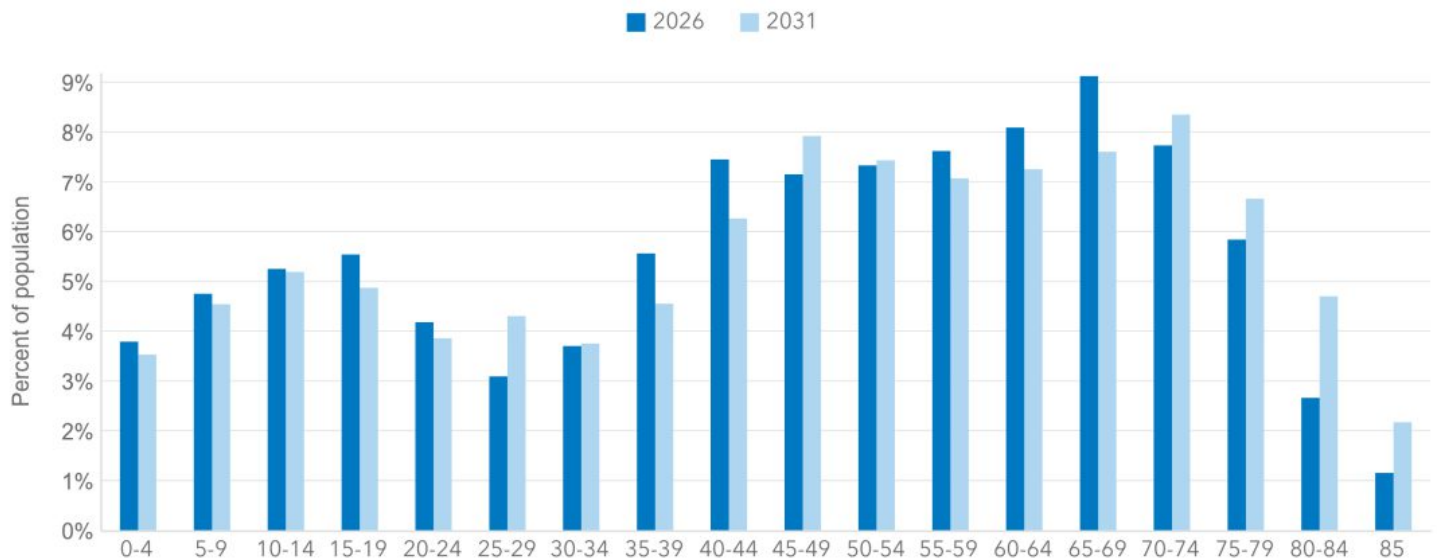
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



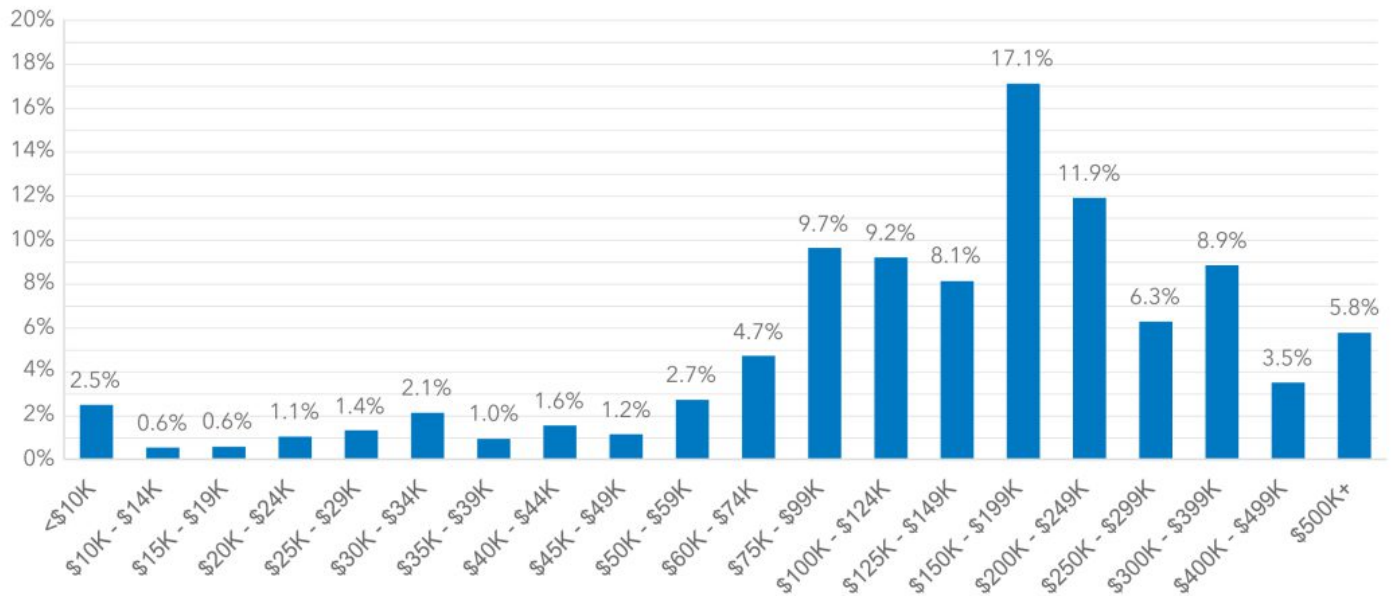
Population by Age



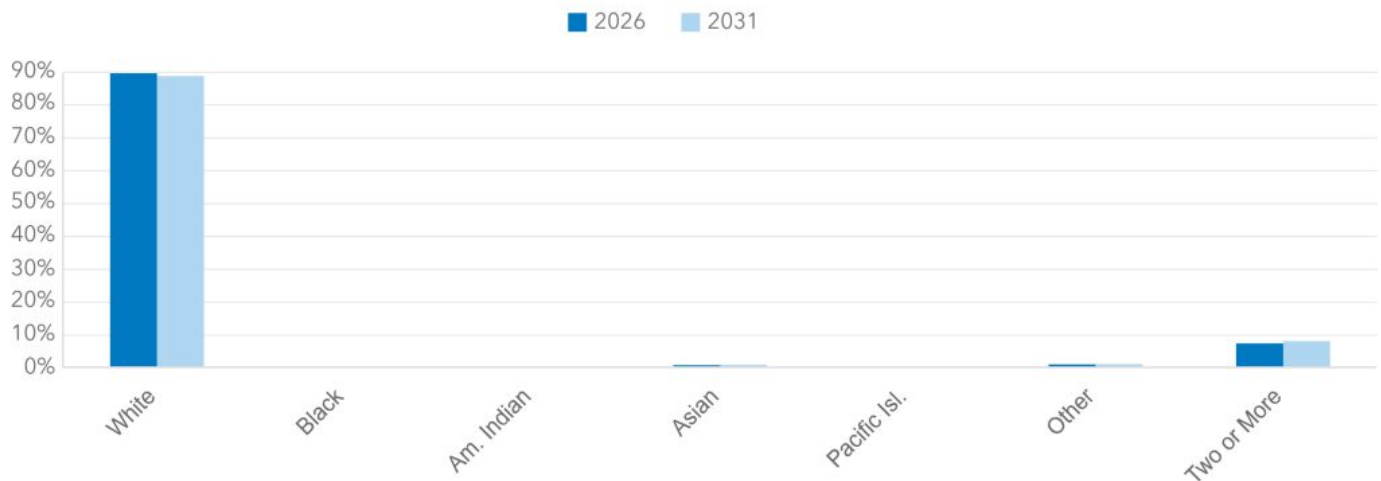
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2026

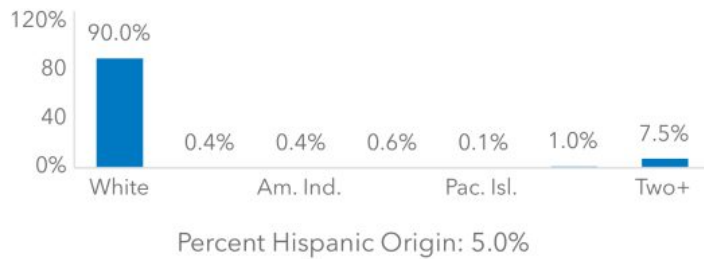


Population by Race

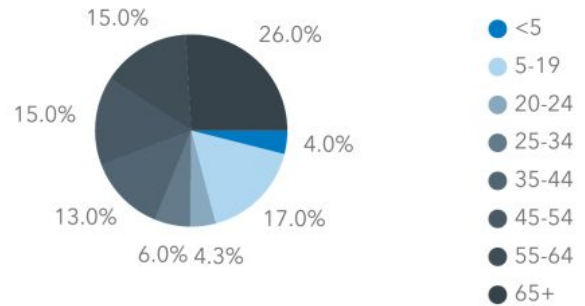


GRAPHIC PROFILE (RING: 1 MILE RADIUS)

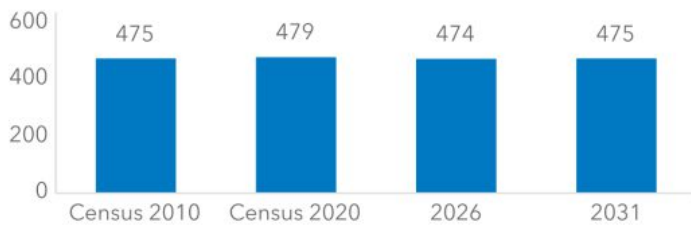
Population by Race



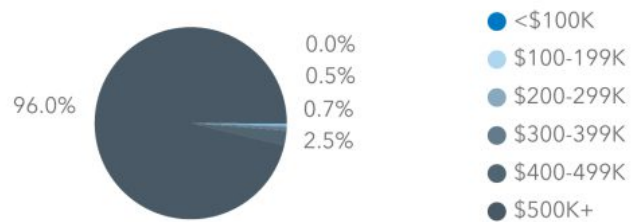
Population by Age



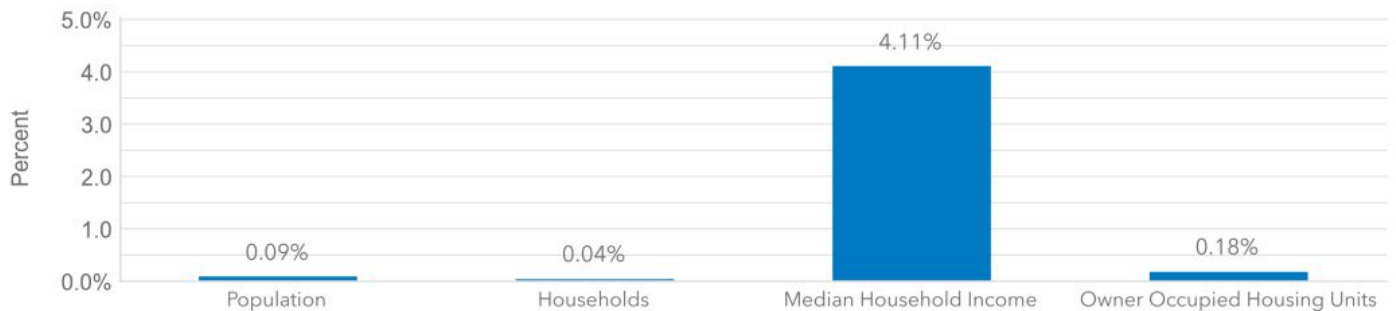
Households



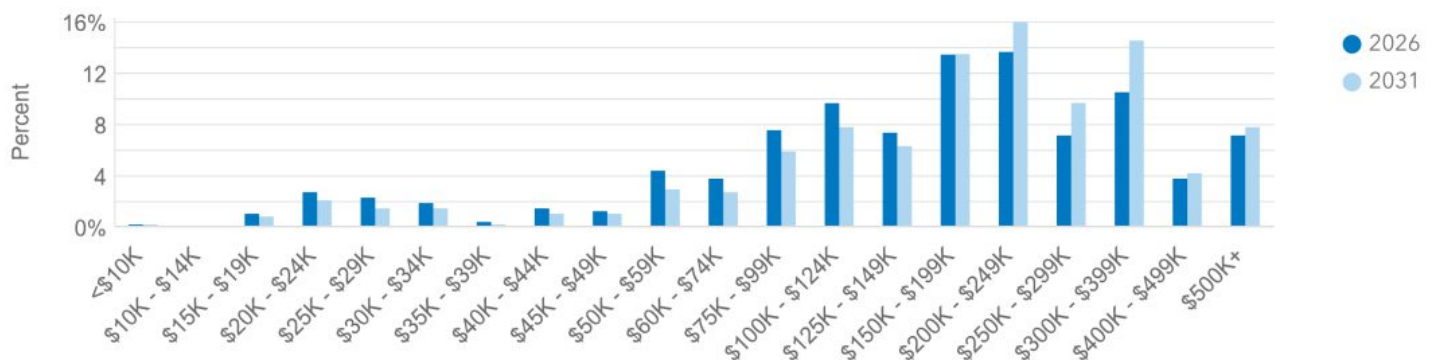
Home Value



2026-2031 Annual Growth Rate



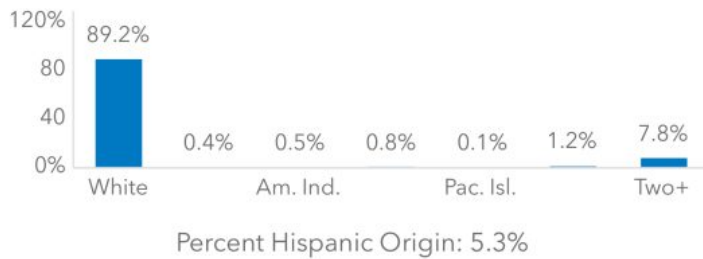
Household Income



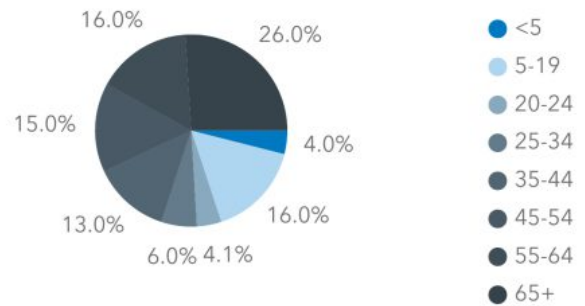
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GRAPHIC PROFILE (RING: 3 MILE RADIUS)

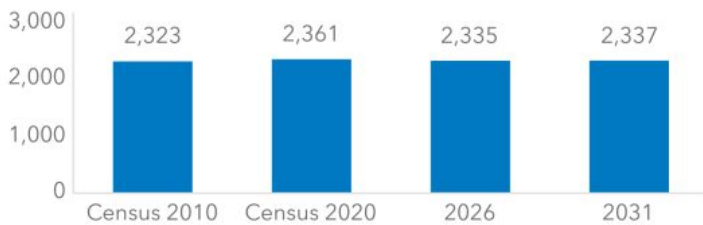
Population by Race



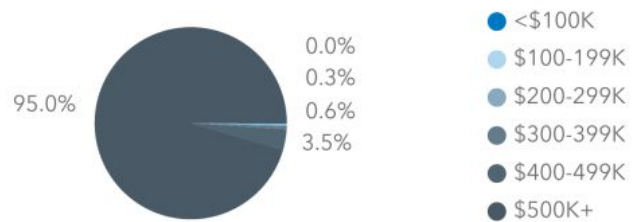
Population by Age



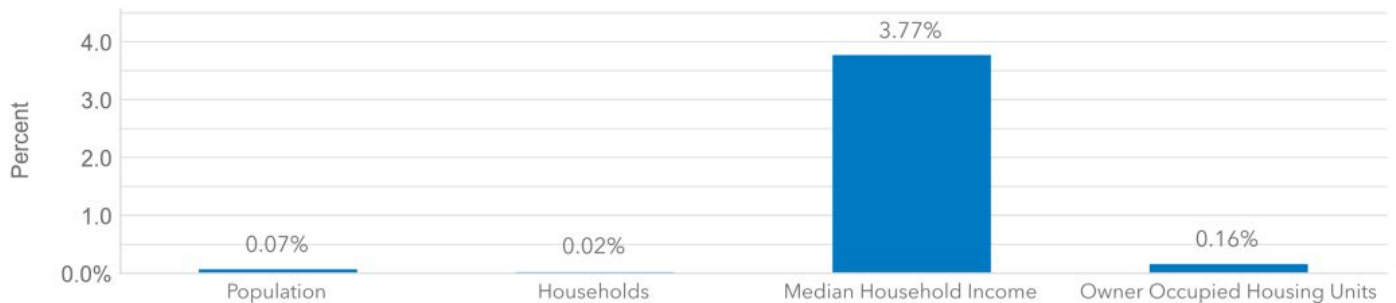
Households



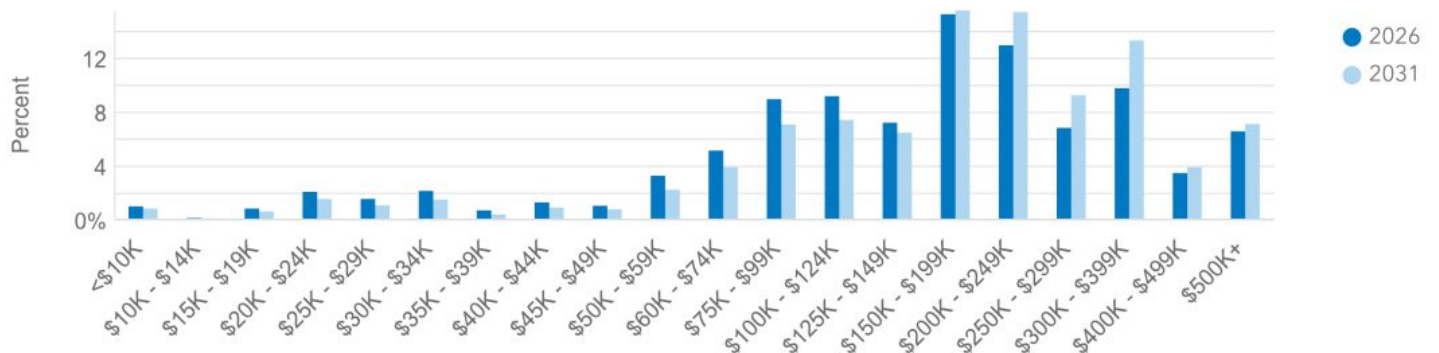
Home Value



2026-2031 Annual Growth Rate

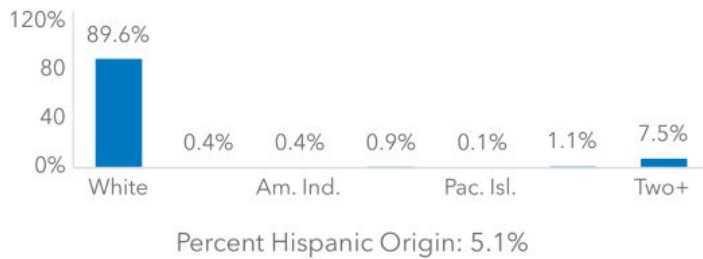


Household Income

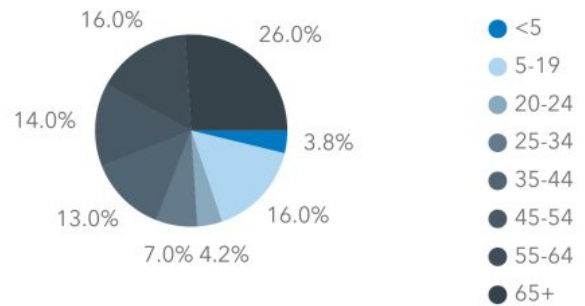


GRAPHIC PROFILE (RING: 5 MILE RADIUS)

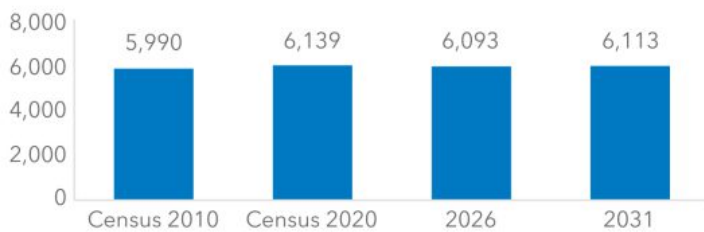
Population by Race



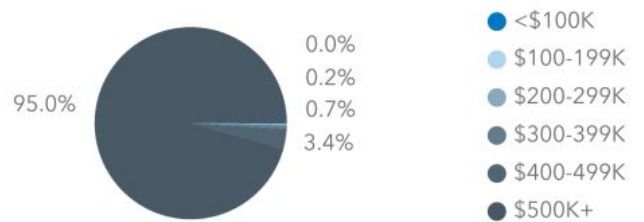
Population by Age



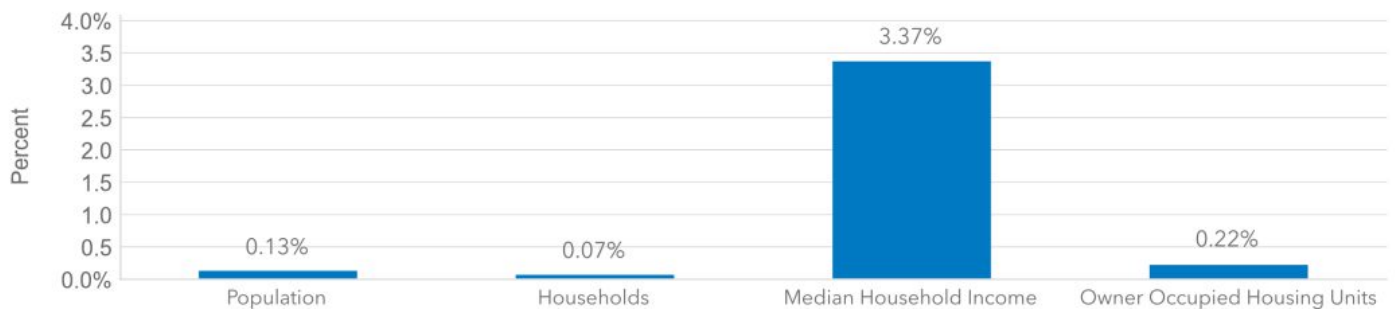
Households



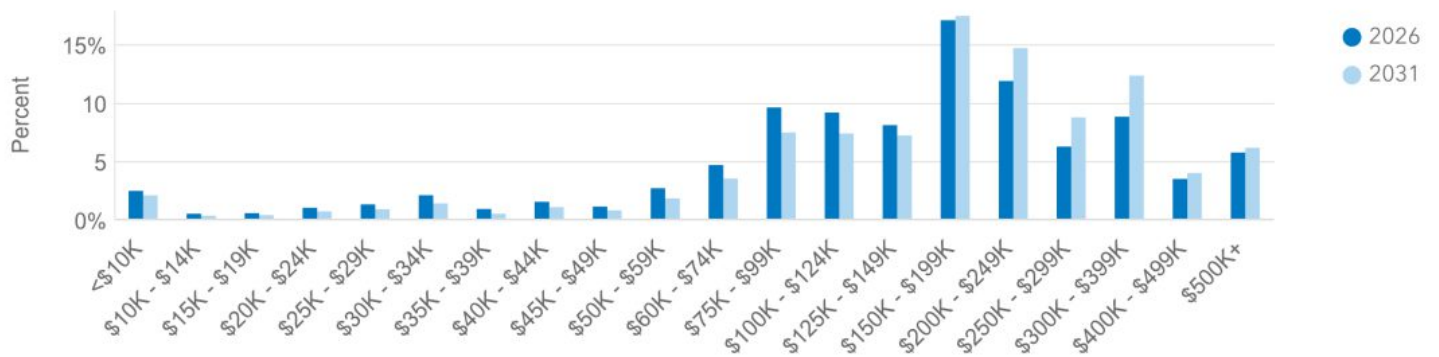
Home Value



2026-2031 Annual Growth Rate

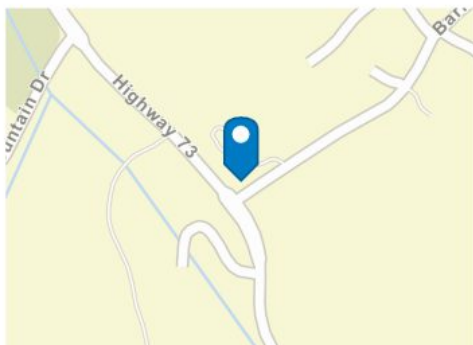


Household Income



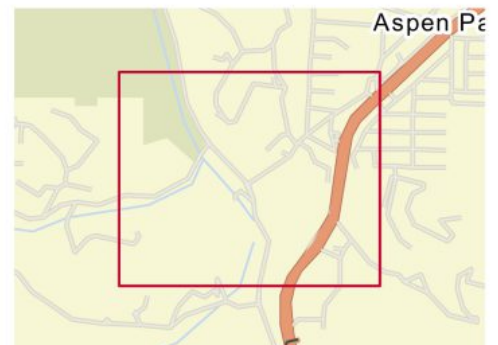
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TRAFFIC COUNT MAP - CLOSE-UP

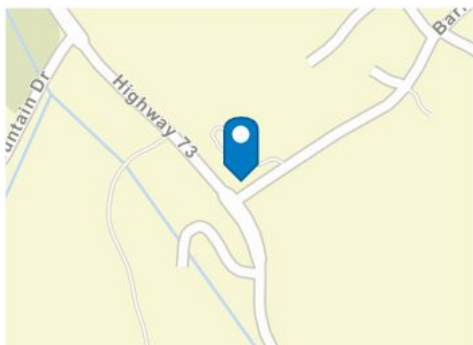
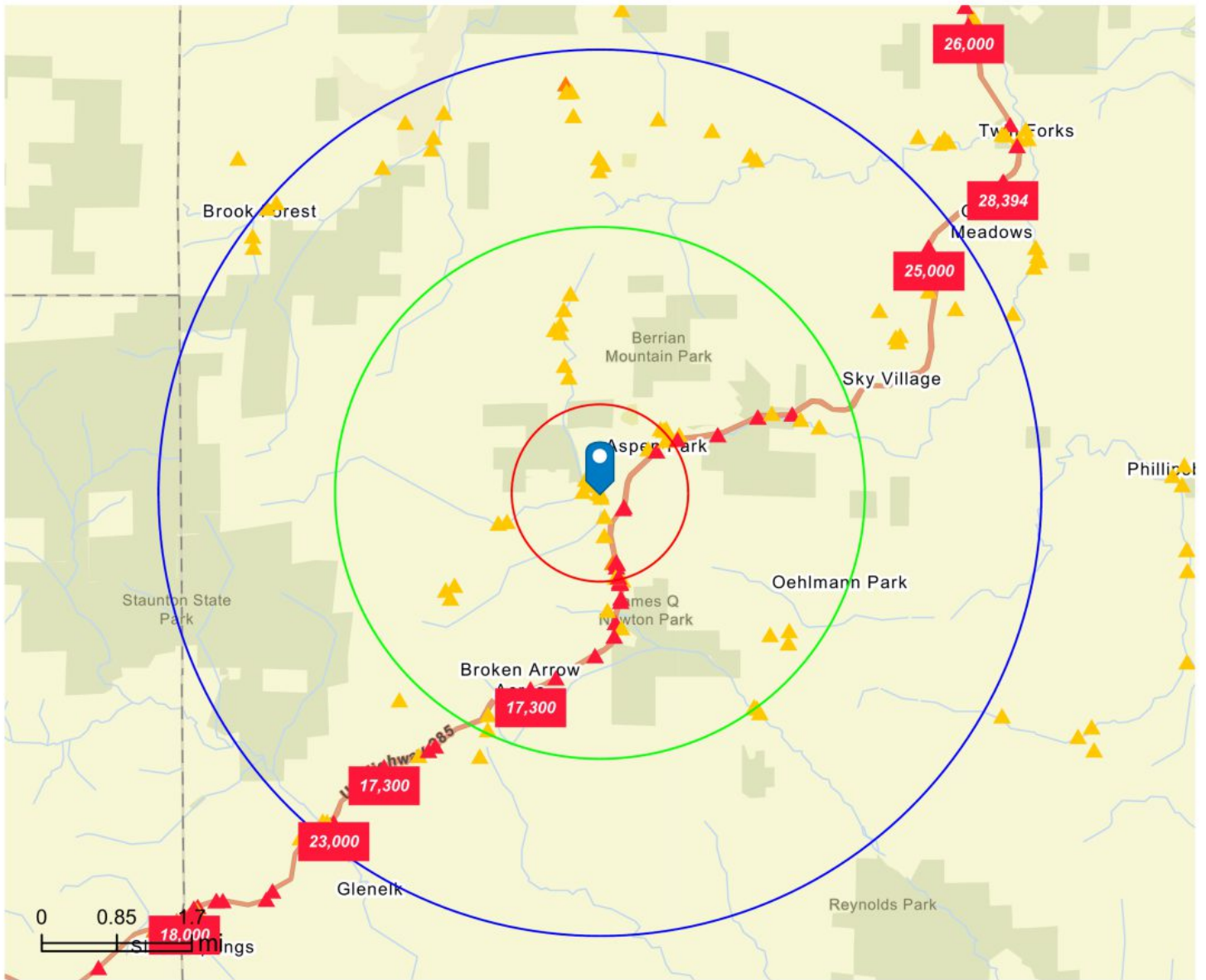


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

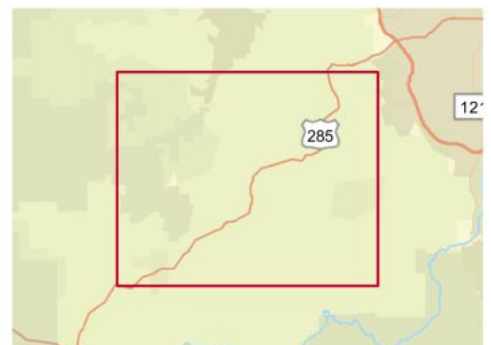


TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



Average Daily Traffic Volume

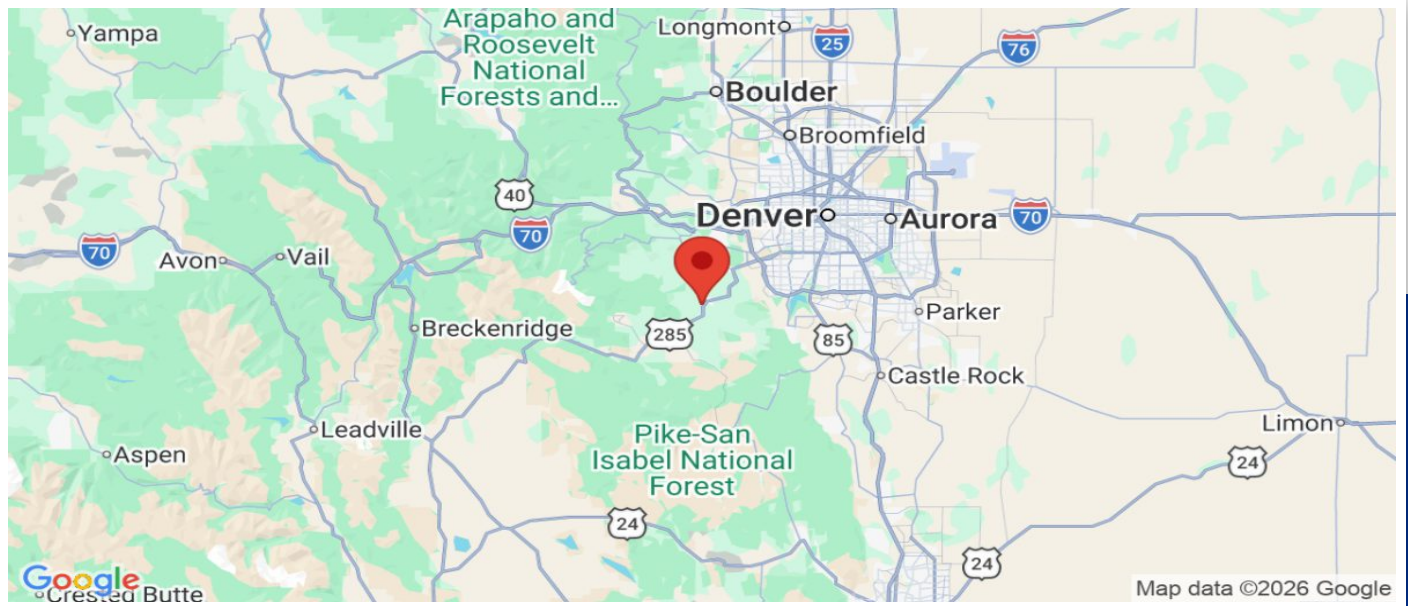
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Disclaimer

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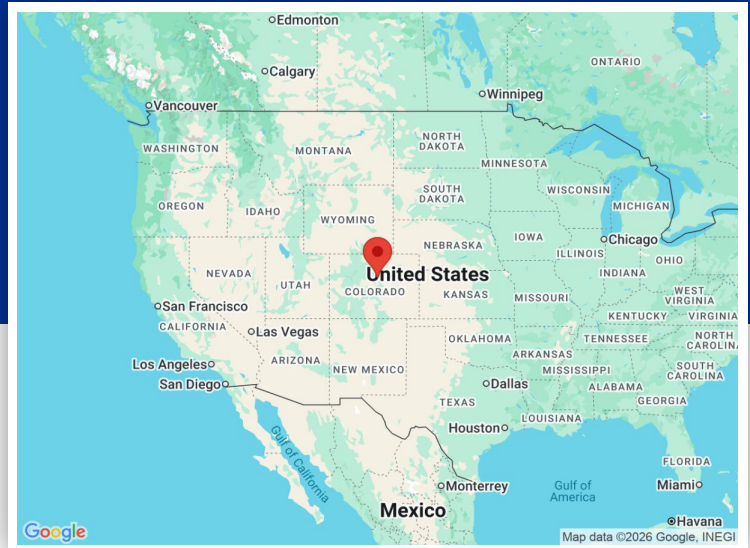
AREA LOCATION MAP



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JUNCTION | YELLOW BARN

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AERIAL ANNOTATION MAP



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