

# The Staubach Company Staubach Retail

## Conifer Marketplace

US 285 & Hwy 73

Conifer, CO

### Availability:

- Main Floor: 1,921 – 4,500 SF
- Second Floor: 980 – 4,464 SF

### Pricing:

- \$18.00 - \$21.00 PSF
- Approx. NNN Expense - \$6.50 PSF

### Anchors:

- Staples, Aspen Creek True Value Hardware, Checker Auto Parts

### Co-Tenants:

- Movie Gallery, Subway, Radio Shack

### Features:

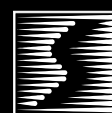
- Excellent highway visibility
- Limited retail opportunities along US 285
- Excellent demographics

### Traffic Counts (CDOT – 2006):

- 20,500 vpd on US 285 North of Hwy 73
- 23,300 vpd on US 285 South of Hwy 73



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# STAUBACH



Demographics		
Radius	Est. '06 Pop.	Median HH Inc.
3 Mile	6,518	\$95,203
5 Mile	13,806	\$91,196
10 Mile	48,596	\$91,774