

RETAIL & OFFICE SPACE FOR LEASE

KINGS VALLEY MARKETPLACE

30403 Kings Valley Drive

Conifer, CO



Heather Taylor
Principal
720.217.1315
heather@impactcommercial.co

Impact Commercial Real Estate
9233 Park Meadows Drive
Lone Tree, CO 80124
720.608.4201
www.impactcommercial.co

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

Address:	30403 Kings Valley Drive Conifer, CO 80433
County:	Jefferson
Total Building Size:	55,391 SF
Available Space:	220 USF – 3,995 SF
Year Built:	2008
Lease Rate:	\$11.00/SF Modified Gross or Best Offer <i>Limited time and space at these rates Motivated Landlord!</i>

PROPERTY HIGHLIGHTS



Executive suites available with shared conference room and kitchen



Retail and office spaces available for lease



Great visibility and strong traffic counts



Beautiful views



Ample parking

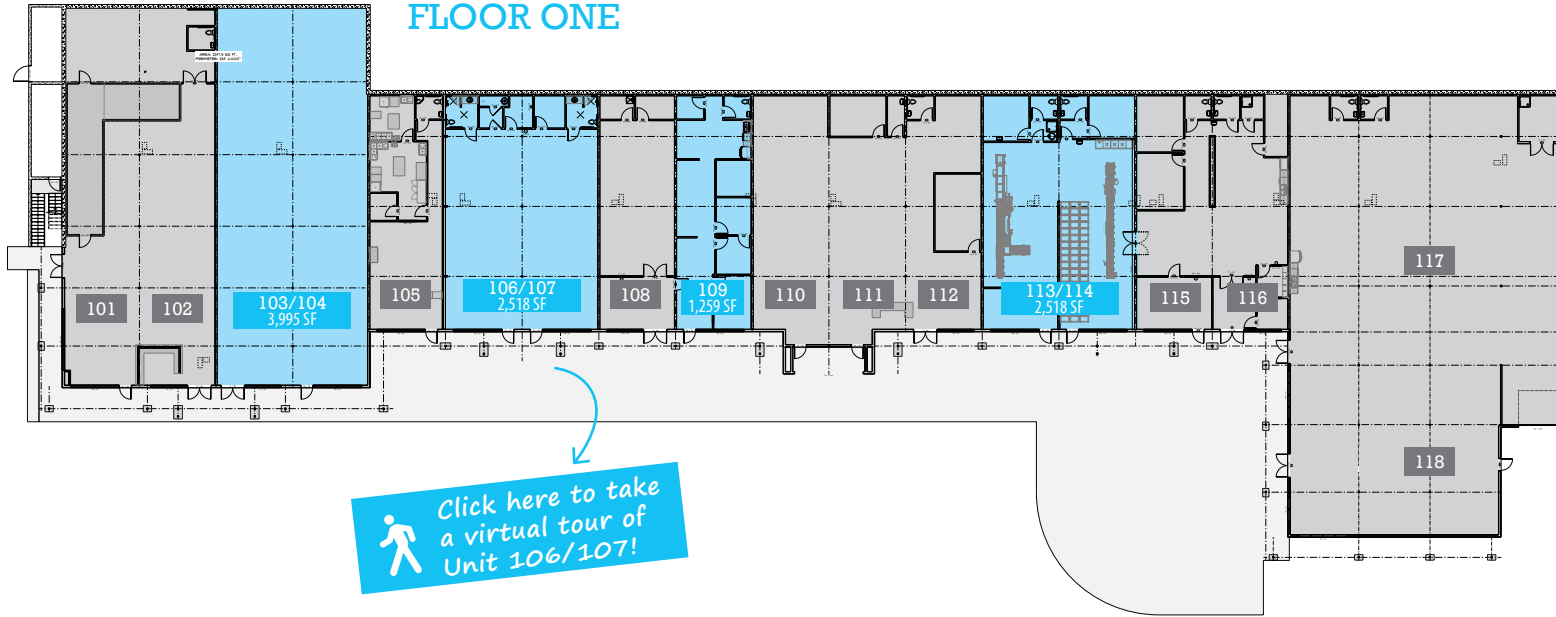


High speed fiber



FLOOR PLANS

FLOOR ONE



UNIT	TENANT
101-102	Liquor Store
103-104	VACANT - 3,995 SF
105	Bakery
106-107	LEASE PENDING
108	Compass Foothills Group
109	VACANT - 1,259 SF
110-112	Mercantile
113-114	VACANT - 2,518 SF
115-116	Wolf Sciences
117-118	Kings Emporium

FLOOR TWO



UNIT	TENANT
201-207	ConexSmart
208	STECH
209	VACANT - 1,419 USF
B	VACANT - 280 USF
C	Skildheim
E	Peace Works
E2	Black Forest Landscaping
F	Journey Roofing
G	Nickerson
H	VACANT - 220 SF
211	Leader One
212-218	Forest Services

PROPERTY PHOTOS



PROPERTY PHOTOS



Conference Room for Executive Suites



Shared Kitchen for Executive Suites



Unit 106/107



Property Monument Sign

LOCATION OVERVIEW

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CONIFER, COLORADO

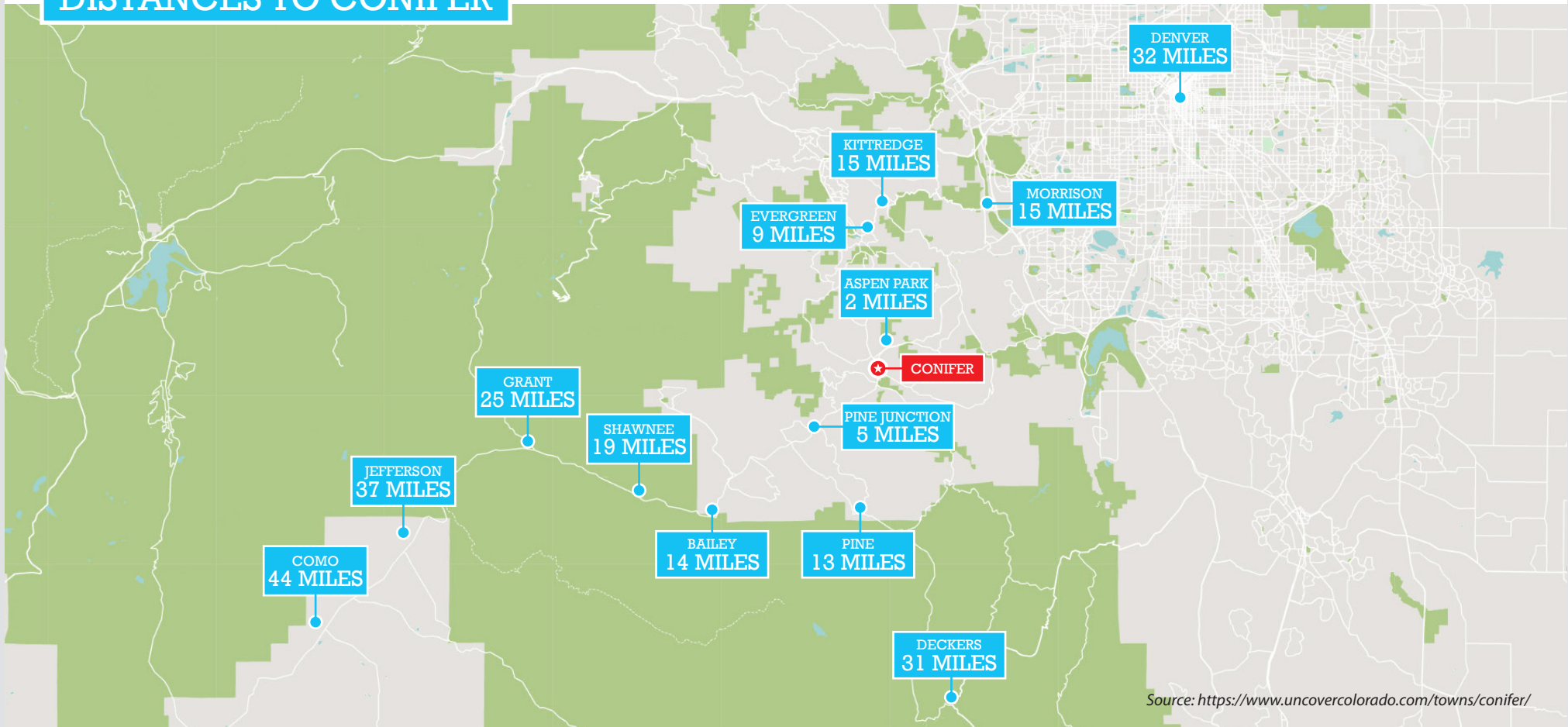
The Conifer area is a charming mountain destination with an elevation of 8,277 feet, located along U.S. Route 285 and nestled in the foothills southwest of Denver. Here you'll find great restaurants, festivals, and outdoor activities like mountain biking, hiking, rock climbing, four wheeling, camping, cross country skiing, snow shoeing and sledding!

Source: <https://www.goconifer.com/about-conifer>

Conifer is one of the closest mountain towns to Denver, situated just west of the Front Range on Highway 285. It consists mainly of a few commercial strips located on both sides of the highway.

Source: <https://www.uncovercolorado.com/towns/conifer/>

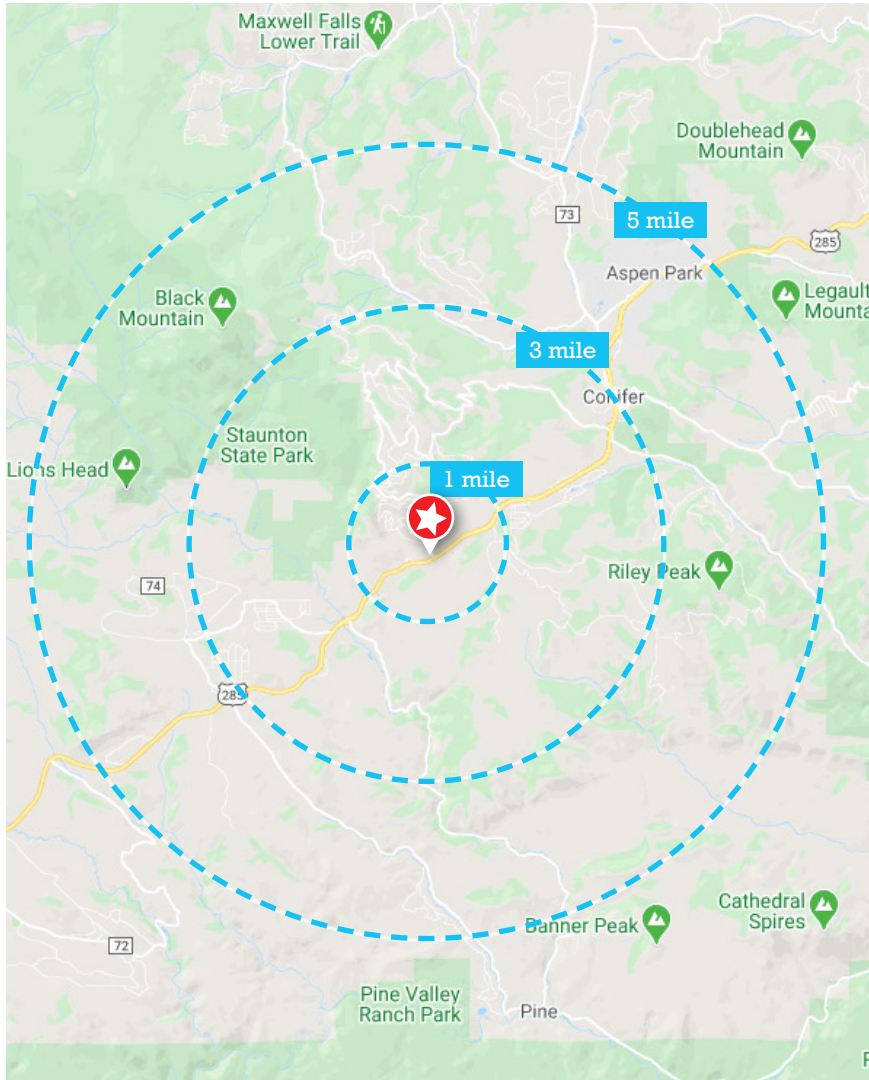
DISTANCES TO CONIFER



Source: <https://www.uncovercolorado.com/towns/conifer/>

DEMOGRAPHICS

LOCATION OVERVIEW



POPULATION

	1 mile	3 miles	5 miles
2025 Projection	887	5,109	12,347
2020 Estimate	874	4,982	11,836
Growth 2020-2025	1.49%	2.55%	4.32%
Median Age	50.30	50.40	50.10

HOUSEHOLDS

2025 Projection	368	2,123	5,093
2020 Estimate	363	2,068	4,873

HOUSEHOLD INCOME

2020 Average	\$136,212	\$134,785	\$134,219
2020 Median	\$107,237	\$109,492	\$109,288

Source: CoStar

THE IMPACT TEAM

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THE IMPACT TEAM

PRIMARY CONTACT



HEATHER TAYLOR
Principal

BROKERAGE SERVICES



ANTHONY PALUMBO
Vice President

BROKERAGE SERVICES



NATALIE PHOENIX
Broker Associate

BROKERAGE SERVICES



SARAH SPARKS
Broker Associate

BROKERAGE SERVICES



ALEXIS THOMAS
Broker Associate

SUPPORT



MICHELE GANGAWARE
Office Administrator

SUPPORT



JAMIE ARMSTRONG
Transaction Manager

SUPPORT



TAYLOR STUBBS
Marketing & Sales Consultant

SUPPORT



VIRGINIA CHUNG
Director of Design

BROKER BIO

Heather Taylor is the Founder and Principal of Impact Commercial Real Estate. Born and raised in Colorado, Heather began her commercial real estate career in early 2009. Prior to starting Impact, Heather was a partner at a local commercial real estate firm. Heather has in-depth experience in all property types including Industrial, Office, Retail, Multi-Family, Land and Investment.

Heather finds passion in helping her clients and making a positive impact on businesses and the community through commercial real estate. Her tireless work ethic and sense of urgency are keys to her success. Heather also has strong resources and knowledge about financing options for clients. In this fast-paced real estate market, advice and information regarding financing can get the deal done quicker. Heather believes that attention to detail and support throughout the deal is essential for successful transactions from property selection to deal completion.

Prior to Heather's real estate career, she received her Master's Degree from Purdue University and had a very successful career in sales. Heather and her family, built through adoption, live in Littleton, CO. She enjoys family time and travel adventures.

Professional Recognitions / Affiliations

- Licensed Real Estate Broker in the State of Colorado
- Member of Denver Metropolitan Commercial Association of Brokers (DMCAB)
- Member of Northwest Douglas County Economic Development Corporation
- Member of the Chamber of Northwest Douglas County
- Member of the Littleton Business Chamber
- Member of Jefferson County Economic Development Corporation
- Member of the International Council of Shopping Centers (ICSC)





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