

VERSATILE COMMERCIAL SPACE
WITH EXCELLENT VISIBILITY AND GROWTH POTENTIAL



3022 EVERGREEN PARKWAY
EVERGREEN, CO 80439



FOR SALE \$1,550,000

5261 S Quebec St, Suite 250
Greenwood Village, Colorado 80111



PRESENTED BY:

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SECTION I

Property Summary



PROPERTY SUMMARY

Hilltop Automotive
3022 Evergreen Parkway | Evergreen, CO 80439

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Property Summary

Sale Price:	\$1,550,000
Lot Size AC:	0.42 AC
Parcel A – Commercial Garage SF:	3,465 SF
Parcel A – Residential SF:	960 SF
Year Built:	1957
Year Renovated:	1977
Building Type:	Retail
Tenancy:	Multi
Zoning:	C-1
Assessor:	Jefferson

Property Overview:

3022 Parkway in Evergreen, CO, is a valuable property for automotive-related businesses featuring a well-suited environment for operations in the automotive sector. The building features functional layouts with ample space for repair bays, equipment storage, customer service areas, and office space. Attached to the automotive repair facility is a 2 bedroom, residential home.

Location Overview:

Situated in a scenic area, it benefits from good visibility and accessibility, attracting local customers in need of auto repair services. The property is conveniently located off Evergreen Pkwy, ensuring a steady flow of traffic for business operations. Additionally, being in Evergreen provides a supportive community environment with neighboring businesses that cater to similar clientele.

SECTION II

Photos



PROPERTY PHOTOS

Hilltop Automotive
3022 Evergreen Parkway | Evergreen, CO 80439

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PROPERTY PHOTOS

Hilltop Automotive
3022 Evergreen Parkway | Evergreen, CO 80439

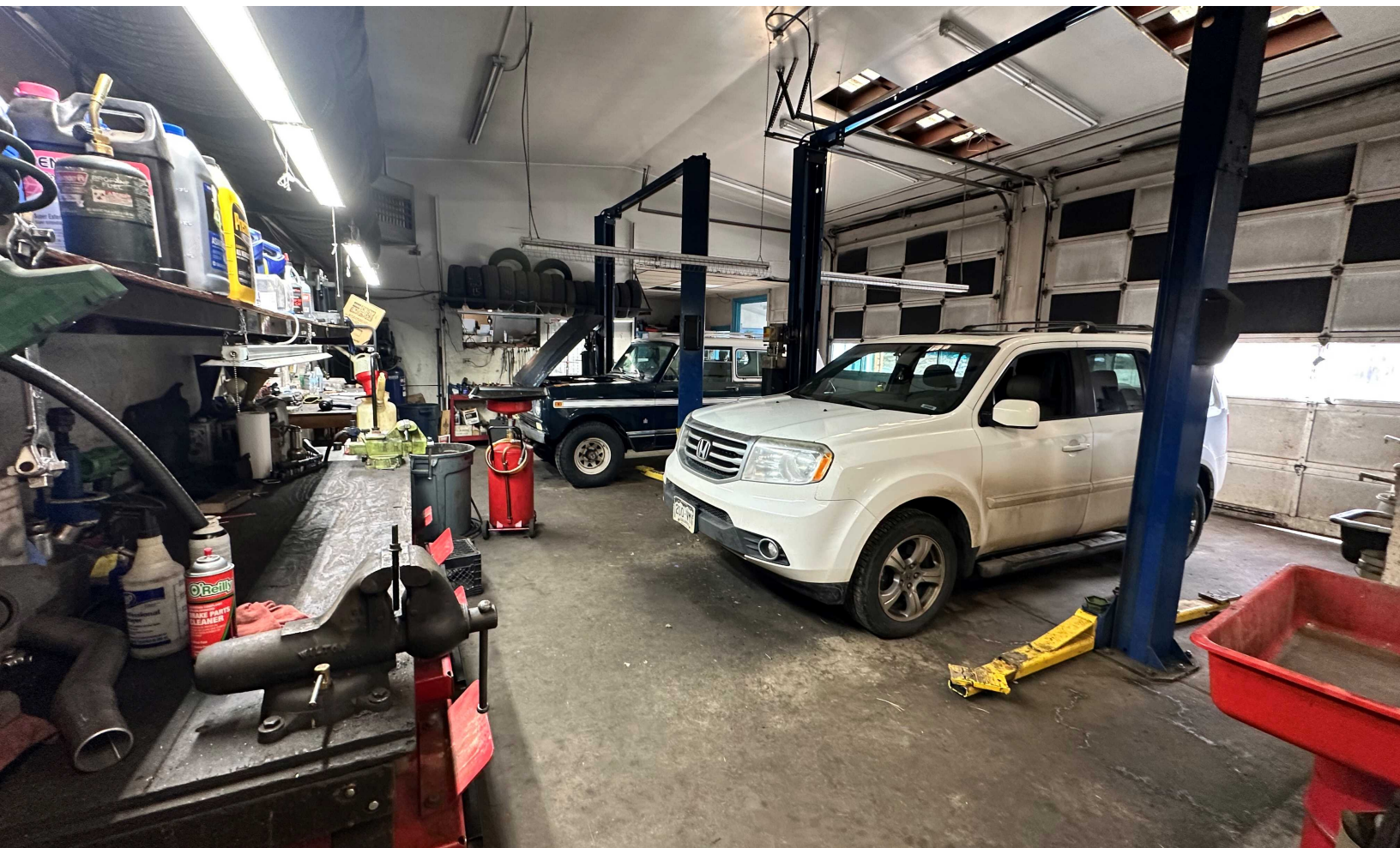
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PROPERTY PHOTOS

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08



PROPERTY PHOTOS

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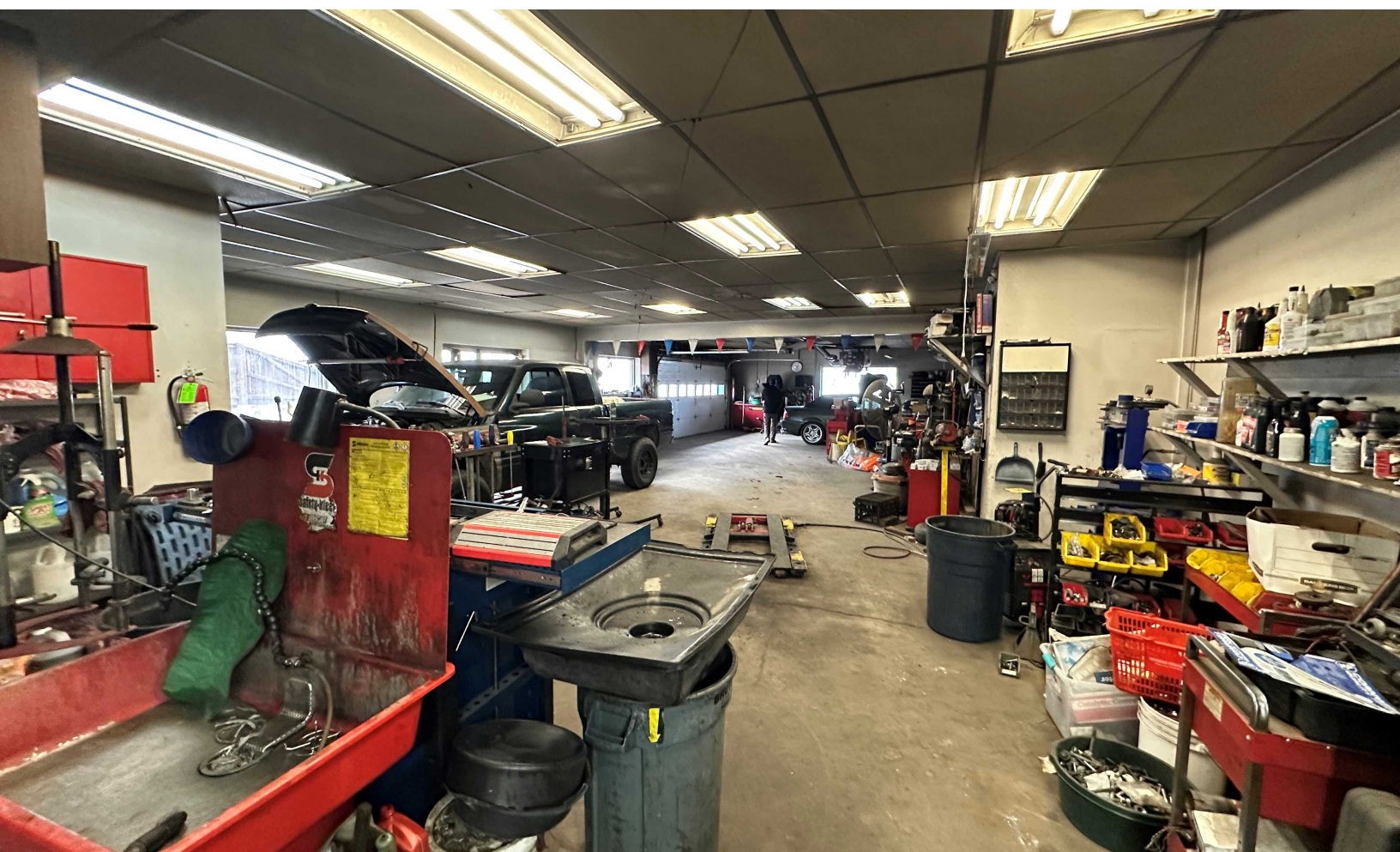
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PROPERTY PHOTOS

Hilltop Automotive
3022 Evergreen Parkway | Evergreen, CO 80439

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SECTION III

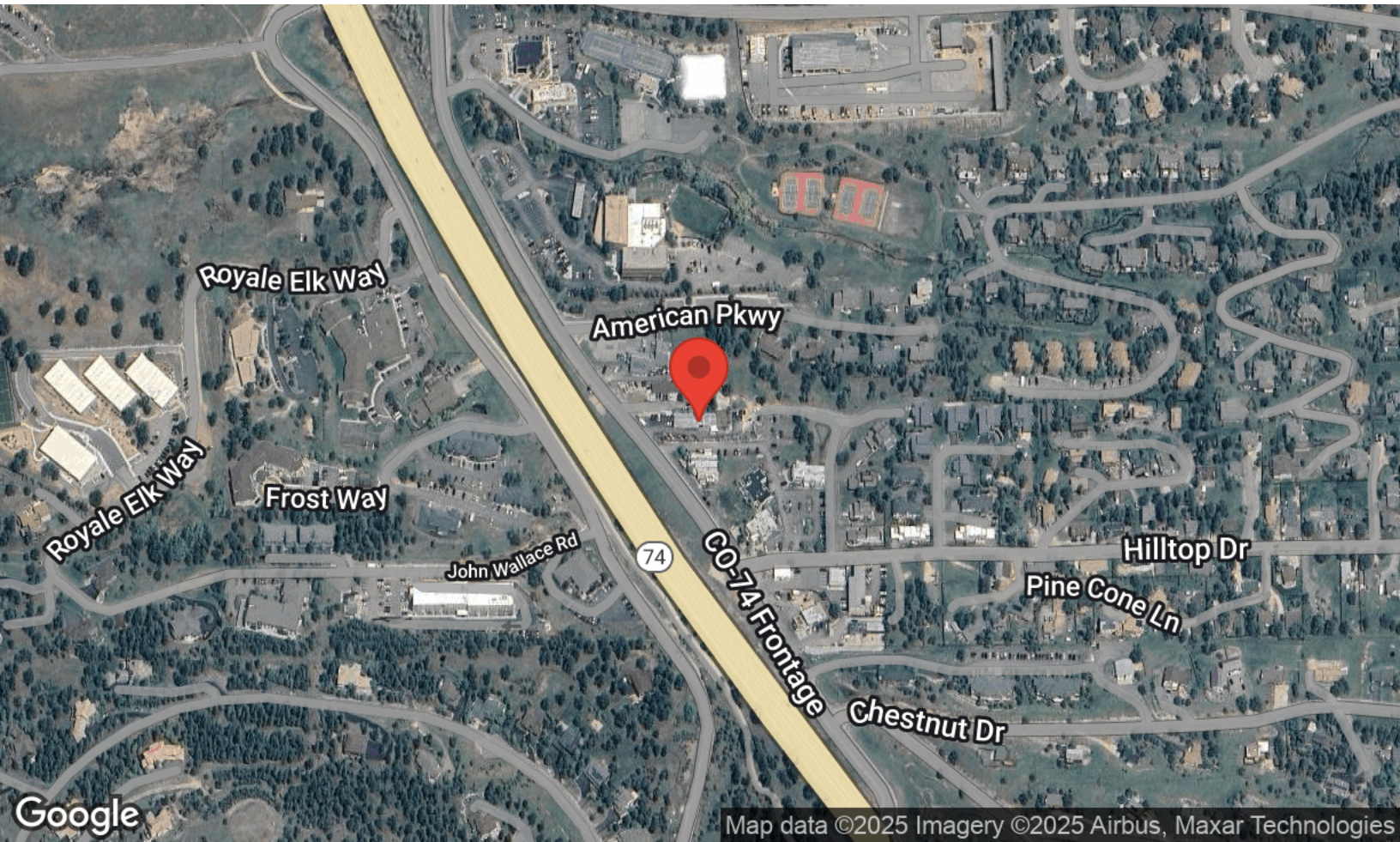
Maps / Demographics



LOCATION MAPS

Hilltop Automotive
3022 Evergreen Parkway | Evergreen, CO 80439

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 Evergreen Brewery

 Drive Smart
 Sinclair Gas Station

 Evergreen Spine & Sports
Medicine

Lazy Butcher - Burgers & BBQ - Cowboy Lounge

 Taco Bell

 Shell

 Walgreens

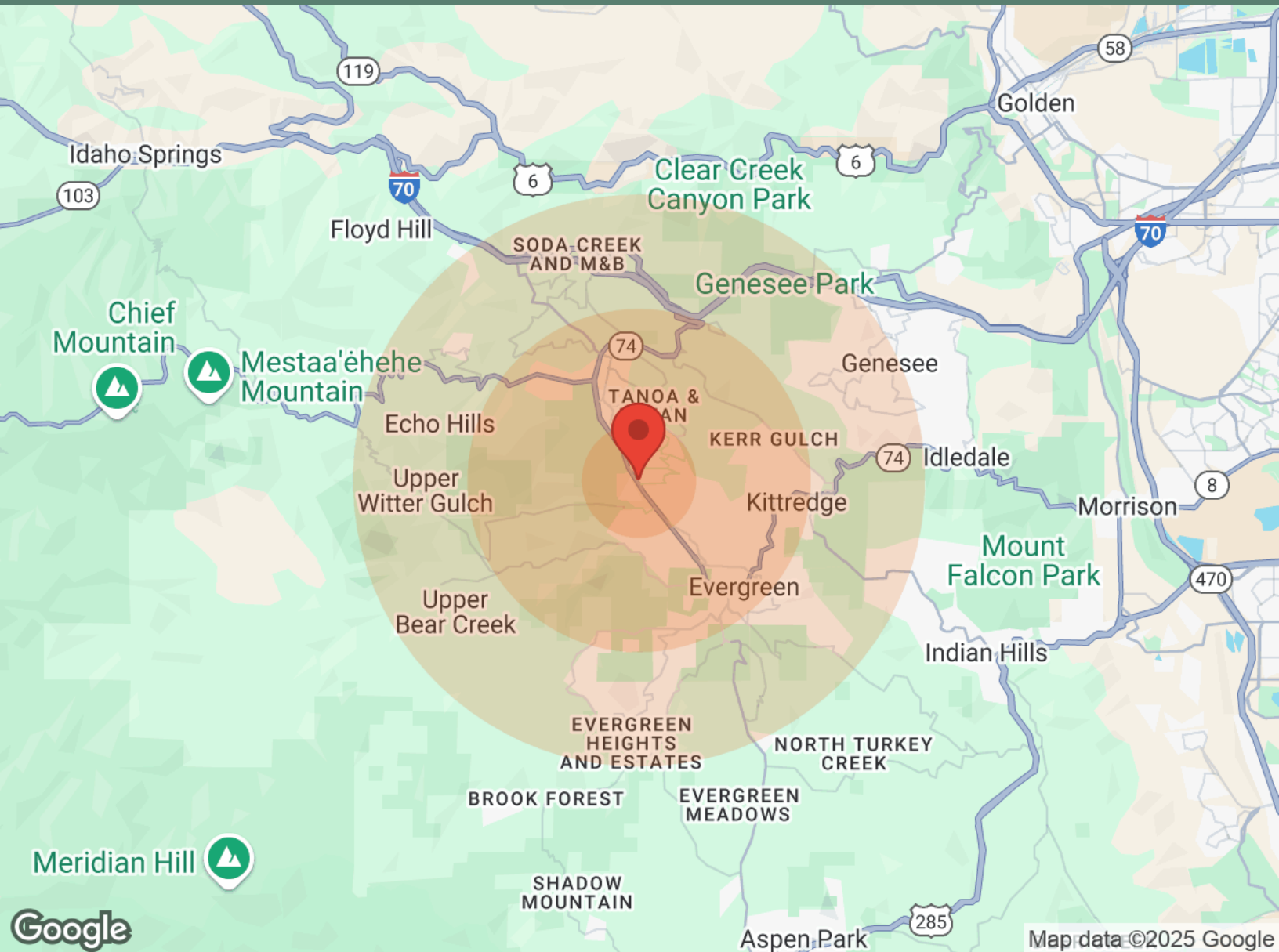
Tacos Don Juan

 Rickys Island Style Cafe

DEMOGRAPHICS

Hilltop Automotive
3022 Evergreen Parkway | Evergreen, CO 80439

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Population	1 Mile	3 Miles	5 Miles
Male	1,634	5,790	9,664
Female	1,707	6,119	10,018
Total Population	3,341	11,909	19,682
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	592	2,003	3,110
Ages 15-24	512	1,748	2,753
Ages 25-54	1,067	3,738	6,287
Ages 55-64	498	1,913	3,364
Ages 65+	672	2,507	4,168
Race	1 Mile	3 Miles	5 Miles
White	3,286	11,783	19,477
Black	N/A	2	2
Am In/AK Nat	N/A	N/A	3
Hawaiian	N/A	N/A	N/A
Hispanic	103	178	313
Multi-Racial	104	224	358

Income	1 Mile	3 Miles	5 Miles
Median	\$74,844	\$100,301	\$101,578
< \$15,000	117	341	513
\$15,000-\$24,999	60	186	303
\$25,000-\$34,999	116	215	360
\$35,000-\$49,999	194	382	654
\$50,000-\$74,999	198	597	1,167
\$75,000-\$99,999	124	396	800
\$100,000-\$149,999	154	1,044	1,751
\$150,000-\$199,999	108	508	921
> \$200,000	241	1,065	1,577

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,356	5,050	8,867
Occupied	1,265	4,646	8,095
Owner Occupied	1,023	3,772	6,641
Renter Occupied	242	874	1,454
Vacant	91	404	772

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 **TRANSWORLD**
Commercial Real Estate

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

**BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker