



Kings Valley Marketplace

Kings Valley Marketplace, a premier retail strip center located on the soft corner of Kings Valley Dr and U.S. Highway 285.

This property primarily serves the affluent communities of Kings Valley, Conifer, and Aspen Park. With easy ingress and egress points, the center is highly accessible to both local residents and travelers moving between Denver and Southwest Colorado. The surrounding fringe areas include Pine Junction to the south, Evergreen to the north, and Morrison/Foothills to the east.

Size: 1,500 to 18,000 SF Available (approximately)

Lease Term: 5 to 20 years (options to extend depend on lease term)

Rent: \$20/SF NNN

Tenant Improvement Allowance: Negotiable (depending on term and rate)

Signage Opportunities: Building & Monument signage available

Ample Parking: Over 290 spaces available with only a handful reserved for existing tenants

Zoning: P-D Versatile zoning (Jefferson County)

VPD: Over 24,000, as high as 47,300 during peak times in certain stretches

YOC: 2008

Conifer, Colorado, acts as a mountain community and commercial hub along the U.S. Highway 285 corridor, serving a dispersed, affluent population in the foothills of Jefferson County. The trade area is characterized by high disposable income, significant commuting, and a reliance on "mountain town" amenities rather than dense urban retail.

Currently, the lack of diverse high-end dining and major retail shopping options forces residents to travel to Denver or Lakewood for these services. Limited options for major clothing, electronics, or specialty retailers. Lacks a high concentration of diverse, sit-down dining options, primarily offering local, smaller-scale establishments. Also lacks large, corporate-level services, relying on local, smaller-scale options for medical, legal, or other services.

Demographics & Consumer Profile

Gender: 51–52% Male, 48–49% Female.

Race/Ethnicity: Roughly 90% White, 5.7% Hispanic, 1.7% Native American, 0.5% Asian.

Household Income: The median household income is high, reported around \$103,469.

Education: Highly educated, with 55.78% of adults holding a college or advanced degree, significantly higher than the national average.

Population & Housing: Approximately 8,527 people reside in the immediate area, with a high median home value of roughly \$740,000–\$750,000.

Safety: The area boasts a low crime rate, with risks of violent or property crime lower than 79% of U.S. communities

Lifestyle: Residents are generally mature (median age 48.8) and value outdoor recreation, wildlife, and mountain living.



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30403 Kings Valley Dr Conifer, CO

Additional Tenants

KINGS VALLEY WINE AND SPIRITS

Suites 1-101 & 1-102



TUFFY'S PLAYHOUSE

Suites 1-103 & 1-104



PRIMOS CAFE

Suite 1-105



JAZZERCISE

Suites 1-106 & 1-107



BAILEY BAPTIST CHURCH

Suite 1-108



MOMENT WELLNESS

Suite 1-109



NEVERPEAK MANAGEMENT

Suites 1-110 & 1-111 & 1-112



KINGS EMPORIUM AND MERCANTILE

Suites 1-117 & 1-118



US FOREST SERVICE

Suite 2-116



Conexsmart

Suite 2-100 to 110



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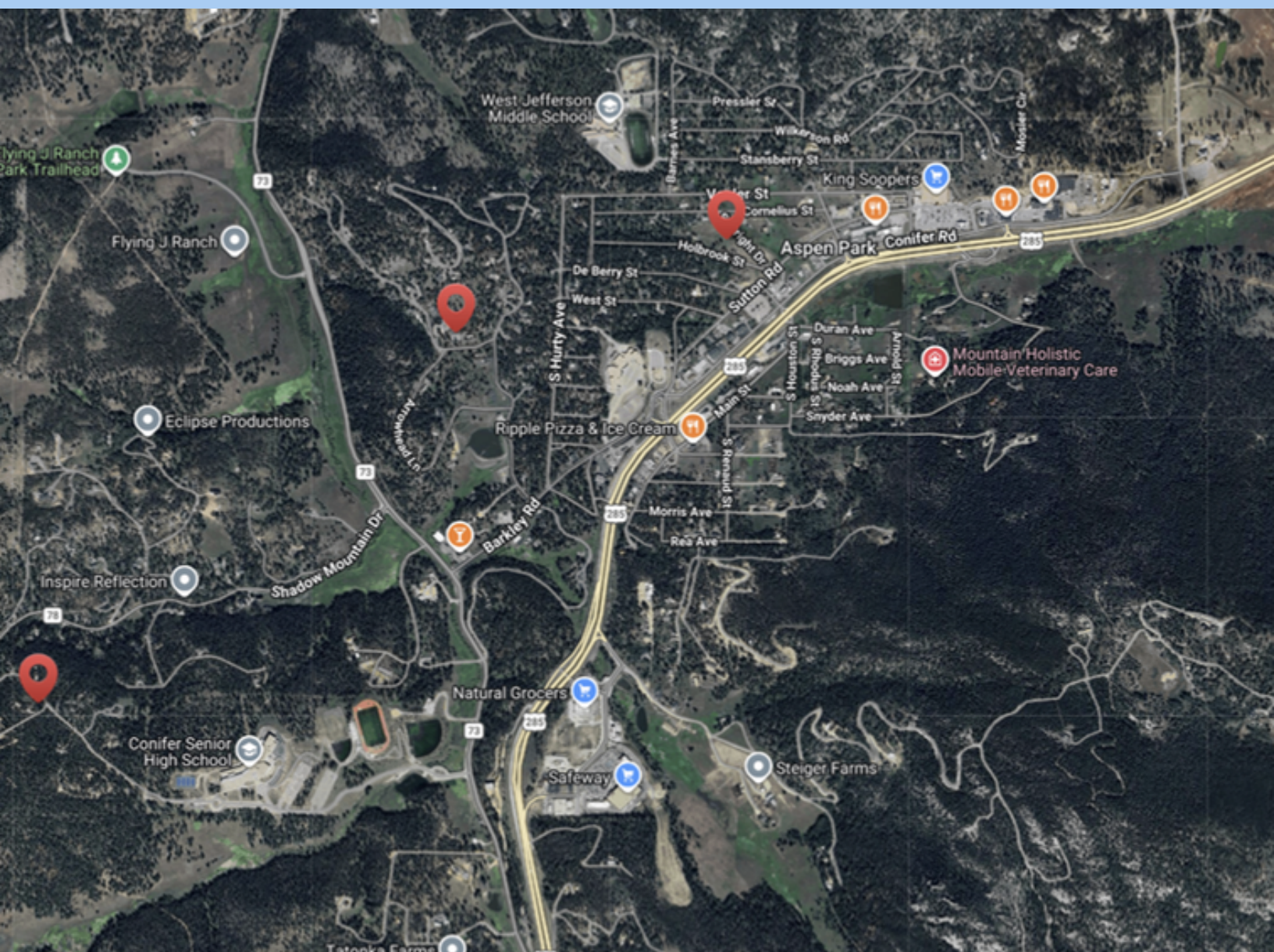


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Highlights

- Only shopping center in the area with access through north and southbound lanes
- Moderately new to middle aged construction
- Over \$300,000 in capital expenses to the property, including resurfacing the entire parking lot
- High visibility from U.S Hwy 285



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