

THE SHOPS AT BRADFORD JUNCTION

Beautiful foothills location at the intersection of Highway 73 & Barkley Road in Conifer, Colorado



2795 Speer Blvd #10
Denver, CO
80211

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OVERVIEW

Bradford Junction, located at the intersection of Hwy 73 and Barkley Road played a significant role in the region's development during the 19th century. It was originally a stagecoach stop along the well-traveled road between Denver and the mining communities of South Park. Established in the 1860s, the junction served as a key hub for travelers, traders, and settlers moving through the Rocky Mountain foothills. The Bradford Junction House, a well-known structure from that era, functioned as an inn and supply stop, providing much-needed rest and provisions for weary travelers.

It remains a crossroads between Conifer and Evergreen and is an important part of Conifer's heritage, reflecting the pioneering spirit and rugged history of Colorado's early settlers. The junction now serves as a vibrant retail center, including Magpie Mercantile, Mon Petit, Eazy Eats, and The Well at Bradford Junction.

27051-27091 Barkley Road, Conifer, CO 80430

- 100% Leased
- 4 Buildings
- NNN Lease structures
- Close proximity to other retail, Conifer High School, and recreation
- Trade area has high barriers to entry via water, topography, and zoning



THE OFFERING

Net Income: 2022 - \$94,772*
2023 - \$115,579
2024 - \$114,054
2025 (est.) - \$116,237

**Large asphalt expense*

Staggered Lease Terms: Mon Petit - 4/30/2030
The Well - 6/30/2029
Magpie - 6/30/2027**
Eazy Eats - 5/30/2026

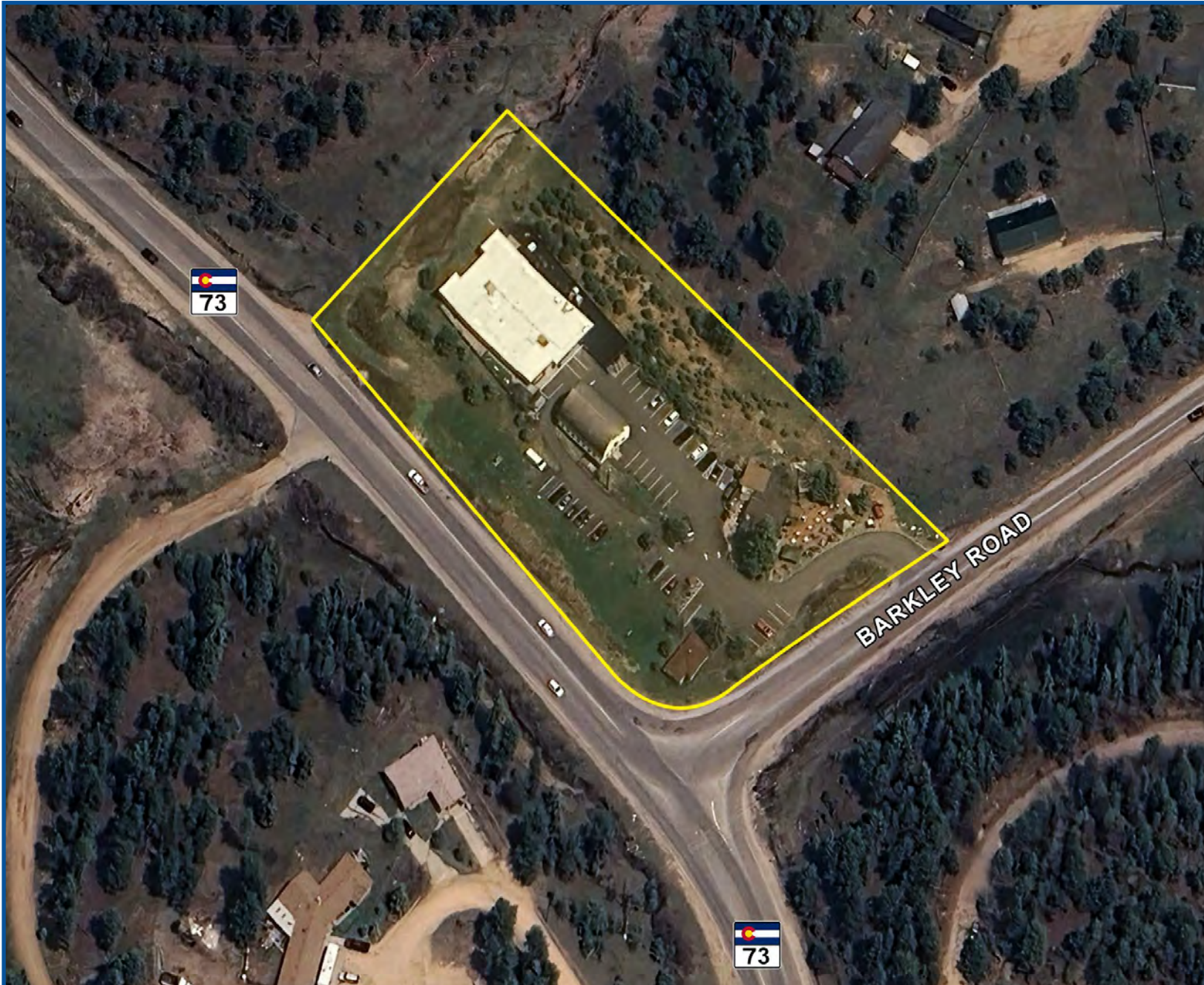
***NNN based on 400 SF*

WALT: 4.61 years
(Weighted Average Lease Term)

Price: Contact Broker



PROPERTY OVERVIEW



- **Building SF:**
9,635 RSF
12,817 USF
- **Parcel Size:**
2.47 AC
- **Parcel ID:**
61-142-00-003
- **Year Built:**
1919 & 1985; 2018 stabilized barn cables east & west and structural wood north & south
- **Parking:**
40 spaces
- **Water Rights:**
0.84 acre feet via two decrees of which 67% is currently used
- **Zoning:**
RC
- **Roof Ages:**
Barn: 2018
Mon Petit: 2019
Eazy Eats: 2020
The Well: 2022

LOCATION & DEMOGRAPHICS



POPULATION

3 Mile: 5,553
 5 Mile: 15,692
 Trade Area: 39,047



EMPLOYEES

3 Mile: 2,954
 5 Mile: 4,836
 Trade Area: 7,832



AVG. HH INCOME

3 Mile: \$185,264
 5 Mile: \$181,950
 Trade Area: \$133,951



HOUSEHOLDS

3 Mile: 2,284
 5 Mile: 6,509
 Trade Area: 16,470



TRAFFIC COUNTS

Hwy 73 n/o Barkley: 6,929 vpd
 Barkley e/o Hwy 73: 4,608 vpd
 Hwy 285 at Hwy 73: 30,067 vpd

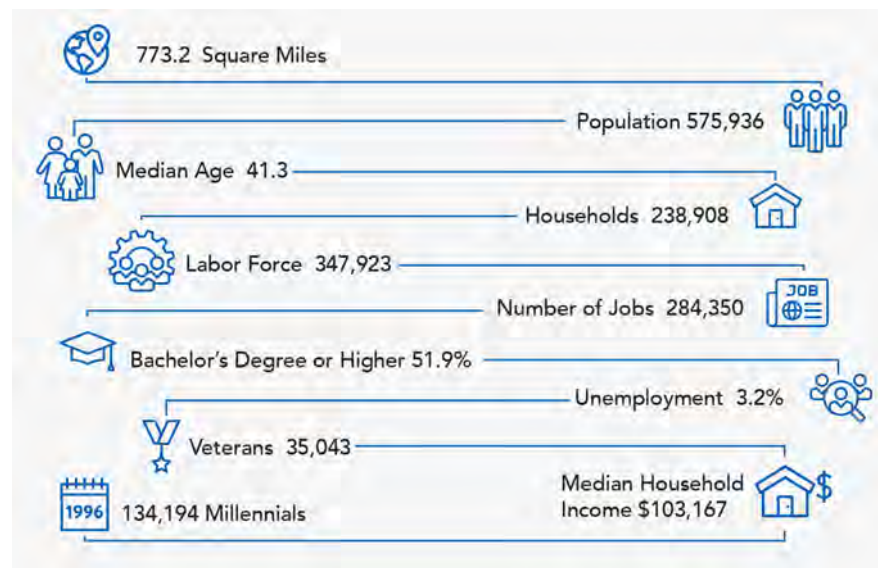


CONIFER & JEFFERSON COUNTY ECONOMICS

Conifer, Colorado, is an upper income unincorporated mountain community in Jefferson County, known for its scenic beauty and small-town atmosphere. Its economy is primarily driven by local businesses, tourism, and outdoor recreation. With its proximity to Denver, many residents commute to the metropolitan area for work while enjoying Conifer's quieter, rural lifestyle. The trade area includes parts of Evergreen, Morrison, and all of Conifer Aspen Park, Bailey, and Pine. Small businesses, including retail shops, restaurants, and professional services, play a significant role in the local economy, catering to both residents and visitors exploring the nearby parks and trails.

Jefferson County, as a whole, has a diverse economy supported by industries such as aerospace, technology, healthcare, and manufacturing. It benefits from its location near Denver and is home to several major employers, including Lockheed Martin and the National Renewable Energy Laboratory (NREL). The county also has a strong retail and service sector, supported by its large suburban population. Additionally, tourism contributes significantly, with attractions like Red Rocks Park and Amphitheater drawing visitors. Overall, Jefferson County enjoys a stable economy with a mix of urban and rural influences, fostering both innovation and outdoor recreation industries.

KEY DEMOGRAPHICS



5,758,736

Population

2.56

Persons Per Household

37.5

Median Age

INCOME



\$72,331



\$68,703

EDUCATION



91.7%



88%

#1

State for Labor Supply
Forbes, 2019

#2

Most Active State
United Health Foundation, 2020

#3

Best State For Business
24/7 Wall St., 2020



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