

I-70 On-Ramp - 1.75 Miles

Downtown Evergreen - 4.5 Miles

Downtown Denver - 19.2 Miles

TRAFFIC COUNTS

Bergen Pkwy @ Sugarbush Dr.—6,660 VPD

Evergreen Pkwy @ Bergen Pkwy—16,239 VPD

EVERGREEN HOUSING MARKET

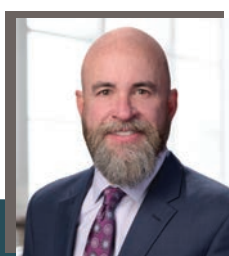
\$883,615

Zillow Average Home Value



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Bergen Park Investment Assemblage

1204 & 1232 Bergen Pkwy., Evergreen, CO



INVESTMENT SUMMARY

Price:	\$9,500,000
1204 Bldg:	19,370± SF
1204 Lot:	2.81± Acres
1232 Bldg:	15,700± SF
1232 Lot:	4.12± Acres
1204 Taxes:	\$60,263.98 or \$3.11/SF
1232 Taxes:	\$49,875.40 or \$3.18/SF
Total NOI:	\$588,119
Cap Rate:	6.20%

Situated on busy Bergen Pkwy., these two commercial properties present a unique and appealing investment opportunity. The one property is a popular and well-known entertainment center featuring bowling, arcade and restaurant. The other property is a combination office building and large fenced lot. The office building affords a steady income flow from existing tenants, while that large fenced lot offers a dual purpose of lumber yard and storage area for RV's & boats. The site is located just off Evergreen Pkwy. less than 2 miles from I-70, and across the street from the Bergen Park King Soopers.

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Building/Tenant Profile

THE WILD GAME ENTERTAINMENT EXPERIENCE www.thewildgameevergreen.com
1204 Bergen Park, Evergreen, CO

Building Size: 19,370± SF 1204 Taxes: \$60,263.98 or \$3.11/SF
Lot Size: 2.81± Acres 1204 NOI: \$270,119

The Wild Game Entertainment Experience offers a multitude of spaces for any type of event, party, banquet, or conference. With the unique building design, it can provide space for you to host a gathering for groups of all sizes. The Wild Game combined with Tequila's Family Mexican Restaurant features over 24,000 square feet of food, beverage, and endless fun & entertaining activities.

Bowling & Arcade—Enjoy bowling lanes each equipped with a state-of-the-art scoring system, HDTVs, numerous 10' X 15' projection screens at the end of the lanes, and our newest light show over the lanes! We have 8 full size bowling lanes.

The Clubhouse—Great for groups or just a few friends. The Clubhouse boasts billiards, shuffleboard, ping-pong and great arcade games including NBA Hoops and Skee-Ball. You can order from the full bar and also a customized Clubhouse Menu. With a live music stage & multiple screens for sports viewing, the Clubhouse is the ultimate hang-out spot. A Pickelball court was recently been added on the beer garden patio.

Building/Tenant Profile

1232 Bergen Park, Evergreen, CO

Building Size: 15,700± SF 1232 Taxes: \$49,875 or \$3.18/SF
Lot Size: 4.12± Acres 1232 NOI: \$318,000

The Evergreen Mercantile Building is a 2-story office/retail building that was built in 1973. Directly behind the main building is a lumberyard currently being used by Diversified Lumber Products. This property features the only yard in Evergreen currently able to operate as both a lumberyard as well as covered RV storage. Due to its uniqueness, this property offers incredible upside to any prospective buyer looking to invest in the area.

Currently, there are 17 tenants in this mixed-use retail/office building with Habitat for Humanity leasing out the large warehouse space in back. Some of the notable retail tenants include, Habitat for Humanity, Foothills Family Wellness, Rolling Ridge Deck Company, as well as Comfort Dental.

You won't want to miss out on this exceptional opportunity to own one of the most unique properties in all of Evergreen!

