

Retail Investment Opportunity

311 Bear Creek Avenue, Morrison, CO 80465

For Sale: \$1,000,000

Do Not Contact Tenant Directly

PROPERTY INFORMATION

Building Size:	1,532± SF (\$652.74/SF)
Land Size:	2,893± SF (\$345.66/SF)
City/County:	Morrison / Jefferson
YOC:	1935
Parking:	Rear and Street
Gross Income:	\$51,474
Building Expenses:	\$28,927
Current Net Operating Income:	\$22,546
Sales Price:	\$1,000,000

PROPERTY SUMMARY

Located in the charming town of Morrison, this quality covered land investment is in the heart of the downtown district. Currently operated as Sunshine Sensations, the store offers a wide variety of curios geared for the tourist market. The lease expires in February 2027 with one 3-yr. option. The tenant has a 15 day first right of refusal.

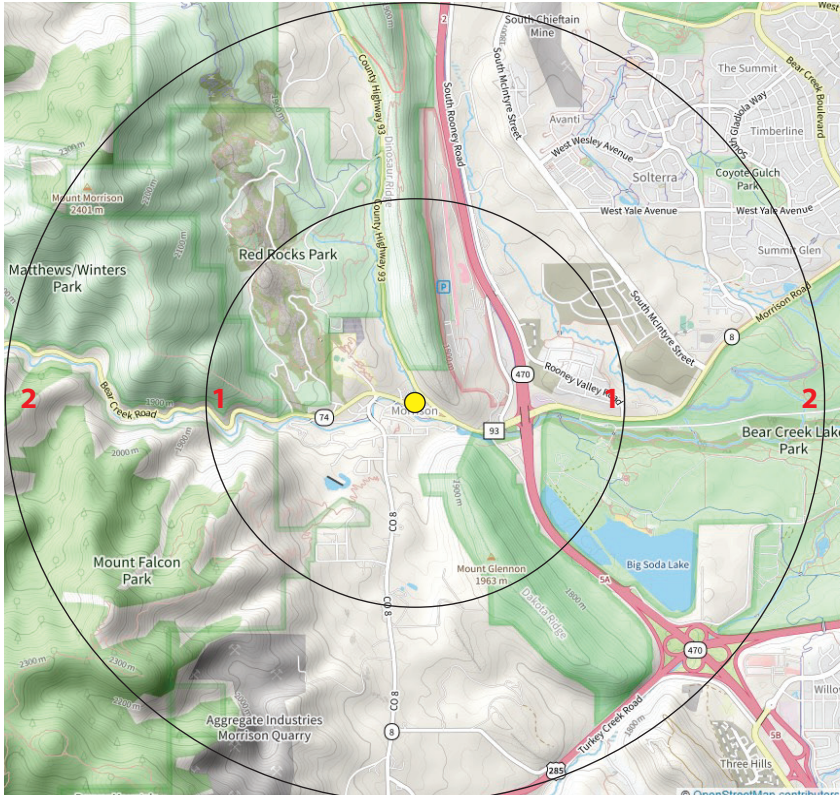
As this is an operational business, do not contact the tenant directly. All showings must be thru the listing brokers.



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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS



Population

723

1 Mile

17,153

3 Miles

91,542

5 Miles



Households

271

6,494

36,457



Median HH Income

\$137,916

\$145,421

\$107,640



Median Age

47.30

45.20

42.40



Traffic

9,460 vpd - Bear Creek Ave. @ Beckett Lane (2022)

Source: CoStar

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.