



Kittredge General Store

26301 HILL TOP DR. | EVERGREEN, COLORADO



\$800,000

BUSINESS ONLY SALE | FOR SALE -
Convenience Store & Fuel Business

property Overview

Don't miss this opportunity to own the only market and gas station for the city of Kittredge and Indian Hills community. This **business only transaction** includes the convenience store & fuel business. The store has a kitchen area to serve warm food, and station includes 2 pumps for diesel, unleaded and premium gasoline.



BLDG. SIZE
1,800 SF



BRANDING
Conoco



Signage
Building & Pole

area Demographics

Costar, 2022

	2 MILES	5 MILES	10 MILES
POPULATION	3,691	22,378	152,822
HOUSEHOLDS	1,492	9,167	62,076
H.H. INCOME	\$170,667	\$168,314	\$133,504
MEDIAN AGE	46.8	50	42.2
TRAFFIC COUNTS			
	Bear Creek Rd @ Hill Top Dr.		5,962 VPD
	Bear Creek Rd @ Welch Ave SW		5,874 VPD



aerial map & competition

The tiny mountain community of Kittredge is located near the towns of Evergreen and Idledale in Bear Creek Canyon. The town offers access to several Denver Mountain Parks and Jefferson County Open Space parks perfect for picnics, hiking, mountain biking, snowshoeing and cross-country skiing. - www.colorado.com



REAL ESTATE



MICHAEL BRIGHT

303.541.1570 | mike@brcrealestate

JASON KEITH

303.541.1591 | jason.keith@brcrealestate

STEPHEN CHIPMAN

720.206.8386 | schipman@brcrealestate