

VP NEW VANTAGE POINT RETAIL



No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR SALE OR GROUND LEASE

VP NEW VANTAGE POINT RETAIL

NEQ East Cottonwood Drive & South Parker Road, Parker, CO

NEW RETAIL LAND AVAILABLE



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SITE INFORMATION

Total Land Available: 15.45 Acres

Price: Contact broker

HIGHLIGHTS

- High growth area with approximately 3,500 multi-family and single family units planned
- The Aurora Parkway extension, which will connect to Parker Rd. will start approximately Q3 2018
- Located at the entrance to the 650 multi-family development that will be completed Spring 2018
- East of the recently announced 70 acre movie production campus project with 4,000 jobs
- Boondocks, Costco and newly opened Raising Cane's located south of the site
- Across from newly redeveloped King Soopers Marketplace
- Land can be purchased in bulk or individual pads

DEMOGRAPHICS

Source: ESRI 2016 Estimates

	1 MILE	3 MILES	5 MILES
<div>Population</div>	2,221	49,211	167,564
<div>Average HH Income</div>	\$73,316	\$106,975	\$115,600
<div>Employees</div>	2,589	18,719	82,692

TRAFFIC COUNTS

Source: MPSI 2015 Estimates

E-470 WEST OF S. PARKER RD.:	36,161 VPD
E-470 EAST OF S. PARKER RD.:	28,635 VPD
S. PARKER RD. NORTH OF E-470:	34,831 VPD
S. PARKER RD. SOUTH OF E-470:	54,178 VPD
S. PARKER RD. NORTH OF COTTONWOOD DR:	38,347 VPD



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