

NEW VANTAGE POINT RETAIL



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— 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 2018 Estimates

	1 MILE	3 MILES	5 MILES
<div>Population</div>	4,283	51,536	176,233
<div>Average HH Income</div>	\$85,103	\$114,470	\$126,101
<div>Employees</div>	5,702	44,011	178,343

TRAFFIC COUNTS

Source: MPSI 2017 Estimates

E-470 WEST OF S. PARKER RD.:	44,000 VPD
E-470 EAST OF S. PARKER RD.:	37,000 VPD
S. PARKER RD. NORTH OF E-470:	45,000 VPD
S. PARKER RD. SOUTH OF E-470:	55,000 VPD
S. PARKER RD. NORTH OF COTTONWOOD DR:	39,000 VPD



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