

## Location



# COMPARK BUSINESS CAMPUS



E-470 & Chambers Road | Parker, CO

RETAIL PAD SITES  
FOR SALE OR BUILD TO SUIT

## Contact



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## Property Highlights

- Ideally situated near Centennial Airport and other major business centers including Meridian, Inverness, Ridgegate and the Denver Tech Center
- Sites are zoned and utilities are in place
- Located in Douglas County, one of the fastest growing counties in the nation with high income demographics
- Emerging as the new epicenter of the Denver metro area
- Multiple interchanges offer ease of access to highways for employees and customers

- Situated along Cherry Creek Trail System
- Highly visible park with frontage along E-470
- Multiple fiber providers

## Property Specifications

- Site Sizes: 1 to 8 acres
- Zoning: Planned Development (PD) allows for a variety of uses including Office/Flex/Industrial/Medical/Retail

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BUSINESS CAMPUS

## Conveniently Located

Compark has excellent visibility from E-470, which extends east to Denver International Airport and west to the Rocky Mountains. Interstate 25 is just minutes away and is the major north-south artery connecting the Denver metro area. Parker Road, Jordan Road and Arapahoe Road are additional main arteries immediately accessible. Both Chambers Road and Peoria access the park directly from E-470. Centennial Airport is within several minutes and Denver International Airport is within 30 minutes, giving business travelers easy access.

Join other corporate users already located within Compark, including Quantum, LabCorp, Baxa Healthcare, American Furniture Warehouse and Rocky Vista Medical University.

## Rocky Vista Medical University

This new, state-of-the-art Osteopathic medical school is located within the Compark Business Campus and has a projected student population of 3,000 with a full-time staff of 350.

## South Denver Health Corridor

Compark Business Campus is in the heart of the robust south Denver medical corridor, which is one of the fastest growing medical markets in the nation. Major hospitals include Skyridge Medical Center, Parker Adventist Hospital, Lincoln Medical Center and the Southpark Medical Hub.

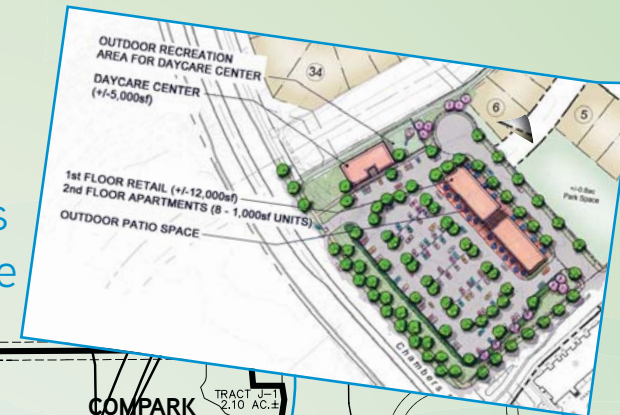
## Opportunity

Compark's many desirable attributes include its business culture, its location in the new epicenter of south Denver, its access to transportation, recreation, employment, shopping and education.



## Location Parcels

1st Floor Retail w/  
2nd Floor Apartments  
& Outdoor Patio Space



## Demographics

	1 Mile	3 Miles	5 Miles
Population:	5,933	48,025	151,454
Average HH Income:	\$86,787	\$101,360	\$120,827
Daytime Population:	1,791	48,048	139,903

Source: ESRI 2016 Estimates

## Traffic Counts

E-470 West of Chambers Road:	35,407 Cars/Day
E-470 East of Chambers Road:	37,461 Cars/Day

Source: MPSI 2015 Estimates

