

VANTAGE POINT

NEW RETAIL PAD FOR SALE OR GROUND LEASE

PAD

VANTAGE POINT

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

GANDER MOUNTAIN RE-OPENING!



JAY LANDT

303 283 4569

jay.landt@colliers.com

LISA VELA

303 283 4575

lisa.vela@colliers.com

4643 South Ulster Street | Suite 1000 | Denver, CO 80237
www.colliers.com/denver

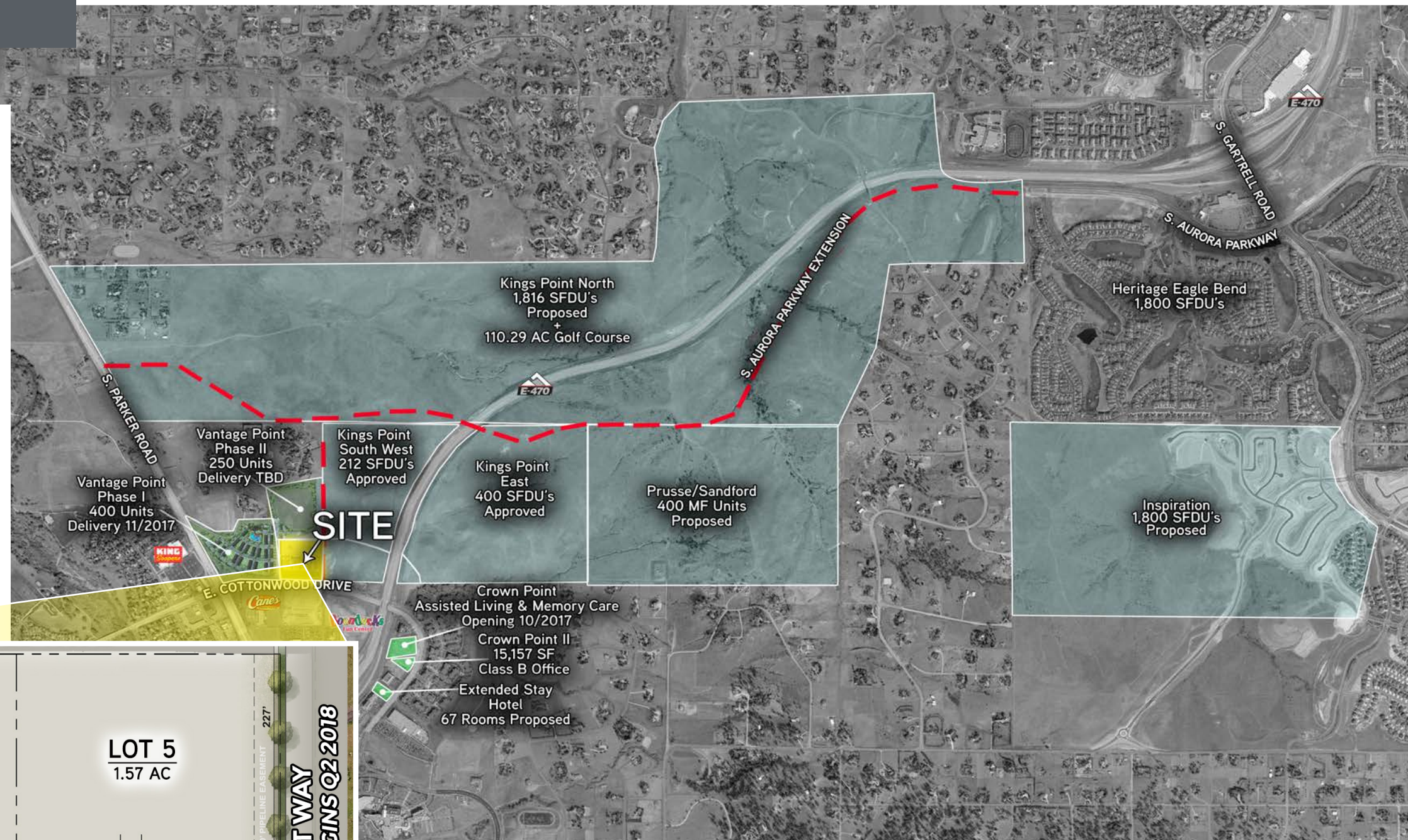
VANTAGE POINT

SITE INFORMATION

Total Land Available: 8 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 Road will start Q1 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



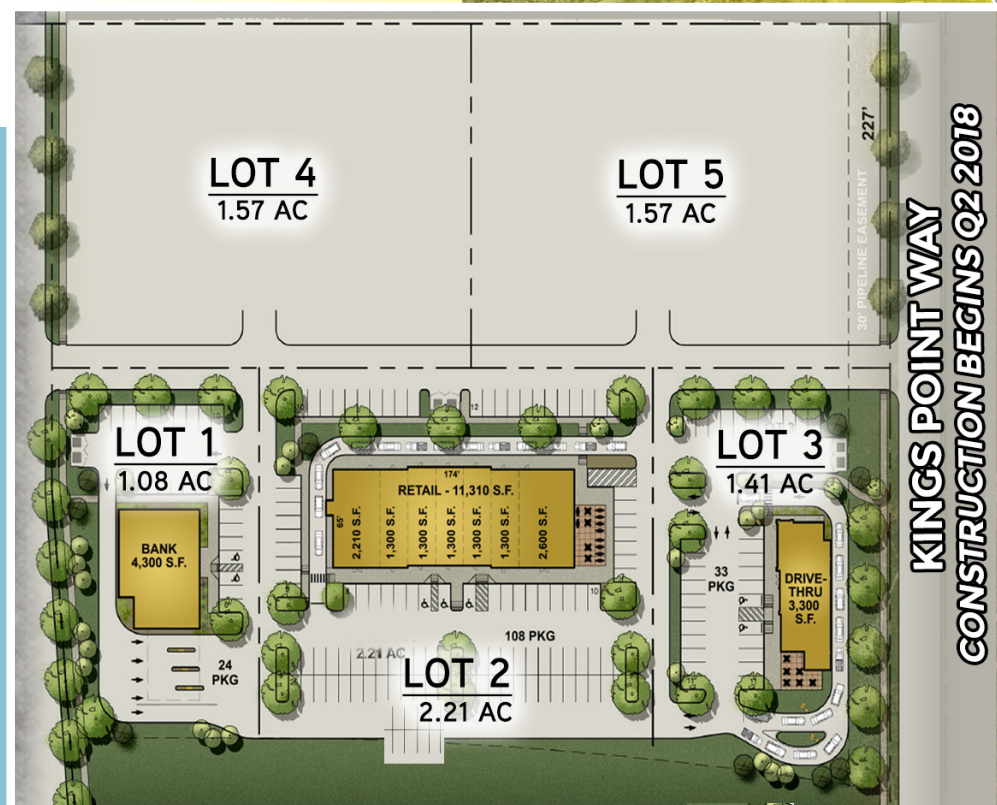
Lot 1 - 47,464 SF (1.08 AC)

Lot 2 - 96,525 SF (2.21 AC)
Inline building

Lot 3 - 61,512 SF (1.41 AC)

Lot 4 - 68,606 SF (1.57 AC)

Lot 5 - 68,606 SF (1.57 AC)



TRAFFIC COUNTS

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

Source: MPSI 2015 Estimates

DEMOGRAPHICS

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

Source: ESRI 2016 Estimates