

\$4,250,000

LAND FOR SALE OR LEASE

CROWN POINT CENTER - PARKER, CO

OFFERING SUMMARY

Lot Size SF:	90,169.2
Price / Sq. Ft.:	\$47.13
Lease Rate:	Negotiable
Frontage:	450 FT
Traffic Count:	59,000 VPD
Zoning:	PUD
APN:	2233-044-28-013
Market:	Denver
Sub-market:	Parker/Castle Rock



PROPERTY OVERVIEW

This prime 2.07-acre commercial lot at Crown Point Center in Parker, CO, is a rare and exceptional opportunity for investors and business owners. Offering exceptional flexibility, the property is available for ground lease, build-to-suit, or outright sale, and is zoned for a range of development possibilities. The owner is also open to exploring partnership opportunities!

PROPERTY DESCRIPTION

The property offers unparalleled visibility from Parker Rd & E-470, flexible development options, and breathtaking views of the Rocky Mountains, making it the most sought-after lot for high-impact development.

LOCATION OVERVIEW

Anchored by national retail brands like Costco, Trader Joe's, Chipotle, and Sportsman's Warehouse, with a new Whole Foods currently under construction!

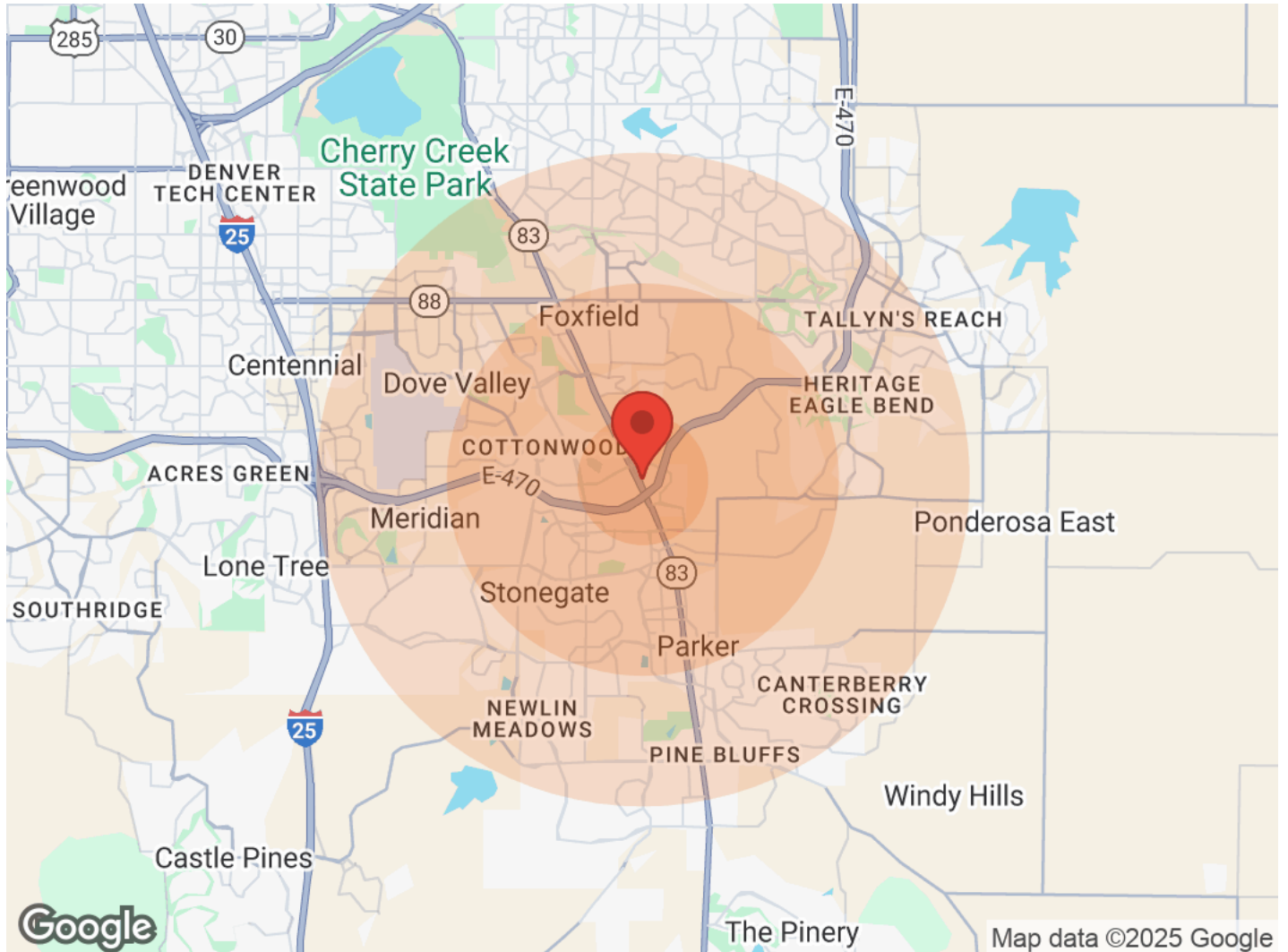
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Population	1 Mile	3 Miles	5 Miles
Male	2,054	23,864	76,874
Female	2,099	24,434	79,202
Total Population	4,153	48,298	156,076

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	875	10,069	34,991
Ages 15-24	551	6,787	24,418
Ages 25-54	1,793	17,738	56,363
Ages 55-64	450	5,739	18,662
Ages 65+	484	7,965	21,642

Race	1 Mile	3 Miles	5 Miles
White	3,874	44,100	136,974
Black	18	735	4,596
Am In/AK Nat	5	27	81
Hawaiian	N/A	N/A	12
Hispanic	369	3,592	11,104
Multi-Racial	470	4,102	13,812

Income	1 Mile	3 Miles	5 Miles
Median	\$71,330	\$85,987	\$101,310
< \$15,000	48	852	1,897
\$15,000-\$24,999	80	862	2,077
\$25,000-\$34,999	87	1,352	2,660
\$35,000-\$49,999	458	2,748	5,722
\$50,000-\$74,999	332	3,429	9,442
\$75,000-\$99,999	340	3,318	9,381
\$100,000-\$149,999	349	3,896	13,214
\$150,000-\$199,999	27	1,385	6,282
> \$200,000	41	1,349	4,555

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,726	18,668	55,173
Occupied	1,633	17,833	52,746
Owner Occupied	1,321	12,783	41,292
Renter Occupied	312	5,050	11,454
Vacant	93	835	2,427

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