



CHAMBERS & E-470

PARKER, CO

PAD A
AVAILABLE
25,260 SF
0.58 AC

PAD C
AVAILABLE
60,984 SF
1.4 AC



SOLD!
ECHO SUITES EXTENDED STAY
COMING SOON!

RETAIL LAND AVAILABLE



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**BROKERAGE
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COMING SOON

PRIME AVAILABILITY

PAD A:

25,260 SF (0.58 Acres)

PAD C:

60,984 SF (1.4 Acres)

Brokers: Jay Landt & Lance Eberhard

Price: Contact Broker for Pricing

HIGHLIGHTS

- Ideally located near Centennial Airport and other major business centers including Meridian, Inverness, Ridgeway and the Denver Tech Center
- Retail land located directly off Chambers Road
- Starbucks & McDonald's coming soon!
- High growth area
- Signalized intersection

IDEAL POSITION

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,588	61,068	180,571
Total Daytime Population	7,273	80,691	237,294
Average HH Income	\$133,368	\$146,408	\$172,906

ESRI 2024 Estimates

TRAFFIC COUNTS

S. Chambers Rd. North of E-470:	9,390 VPD
S. Chambers Rd. South of E-470:	14,016 VPD
E. 470 West of S. Chambers Rd:	47,643 VPD
E. 470 East of S. Chambers Rd.:	43,397 VPD

MPSI 2025 Estimates

