



Commercial Development Site - US 36 Visibility

**7500 S. 88TH STREET
SUPERIOR, COLORADO**

Site Size

22.5± Acres

Sales Price

\$7,495,000

Land for Sale

Property Highlights

- This site would be excellent for office, light manufacturing, R&D, retail, medical and other mixed uses
- Located within Rock Creek, a high quality master-planned community within the Town of Superior
- Excellent visibility along US 36
- Proximate to Redtail Ridge (former ConocoPhillips)
- Close proximity to Flatiron Crossing Mall, Interlocken Business Park and numerous amenities

For information, please contact:

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7500 S. 88TH STREET, SUPERIOR, COLORADO 80027

Property Details

Site Size: 22.5± acres
Zoning: RAC- Regional Activity and Employment Center
Utilities: To site
City/County: Superior/Boulder
Sales Price: \$7,495,000 (\$7.65/SF)

Demographics (2022):	2 Mile	5 Miles	10 Miles
Population:	22,767	111,343	593,717
Households:	9,538	44,957	234,243
Median Household Income:	\$111,272	\$98,743	\$90,999

Traffic Counts:	
Denver/Boulder Turnpike (US 36):	81,857 vehicles per day (2022)
S. 88th Street N of US 36:	8,580 vehicles per day (2022)
S. 88th Street N of Rock Creek Pkwy:	10,445 vehicles per day (2022)

