

Commercial Development Site - US 36 Visibility

7500 S. 88TH STREET SUPERIOR, COLORADO

Site Size

 $22.5\pm$ 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 masterplanned 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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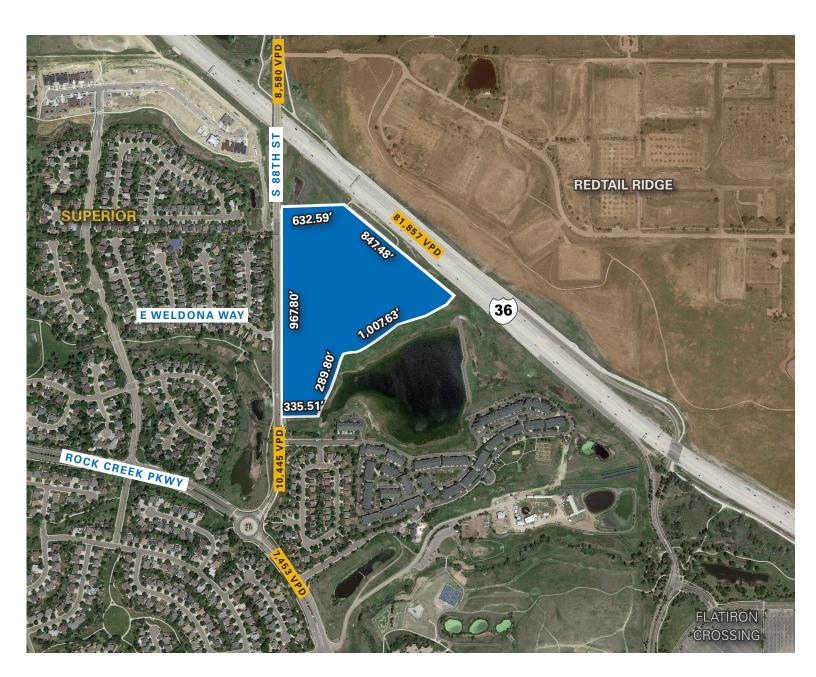
7500 S. 88TH STREET, SUPERIOR, COLORADO 80027

Property Details

| Site Size: | 22.5± acres | Demographics (2022): | <u>2 Mile</u> | <u>5 Miles</u> | <u>10 Miles</u> |
|------------------------------|---|---|--------------------|--------------------|---------------------|
| Zoning: | RAC- Regional Activity and | Population: | 22,767 | 111,343 | 593,717 |
| | Employment Center | Households: Median Household Income: | 9,538 \$111.272 | 44,957 \$98.743 | 234,243 \$90,999 |
| Utilities: | To site | | | , | , |
| City/County: Sales Price: | Superior/Boulder \$7,495,000 (\$7.65/SF) | Traffic Counts: Denver/Boulder Turnpike (US 3 | 36): 81,85 | 7 vehicles per d | day (2022) |

S. 88th Street N of US 36: S. 88th Street N of Rock Creek Pkwy: 10,445 vehicles per day (2022)

8,580 vehicles per day (2022)



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