

# 3768 State Highway 52

SWQ I-25 & HIGHWAY 52 | ERIE, CO 80516

SH

SullivanHayes  
BROKERAGE



AVAILABLE FOR SALE OR GROUND LEASE

## PROPERTY DETAILS

- Opportunity to purchase the entire property, the gas station, or individual pads in the rear
- Highly sought-after I-25 exit site along the highly trafficked Highway 52
- Long-term lease with an established Mexican restaurant adjacent to the gas station



### DEMOGRAPHICS

| CATEGORIES                     | 1 MILE    | 3 MILE    | 5 MILES   |
|--------------------------------|-----------|-----------|-----------|
| Estimated Population           | 2,040     | 16,412    | 56,479    |
| Projected Population In 2031   | 2,339     | 18,061    | 63,788    |
| Average Household Income       | \$180,998 | \$151,275 | \$166,618 |
| Daytime Population (Employees) | 1,819     | 7,675     | 18,178    |

SOURCE: ESRI 2026

### TRAFFIC COUNTS

| LOCATION             | CARS/DAY            |
|----------------------|---------------------|
| Hwy 52 east of I-25  | 25,846 <sup>1</sup> |
| Hwy 52 west of I-25  | 25,443 <sup>1</sup> |
| I-25 north of Hwy 52 | 101,000             |
| I-25 south of Hwy 52 | 119,000             |

SOURCE: ESRI 2023, DRCOG 2023<sup>1</sup>

# TRADE AREA



SITE PLAN





View  
Agency  
Disclosure

ALL INFORMATION TO BE  
INDEPENDENTLY VERIFIED.



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