

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

UP TO 8.2 ACRES AVAILABLE

NW Corner East 6th Parkway & Gun Club Road, Aurora CO



**42,618**  
VEHICLES  
PER DAY

LOT 3  
+/- 2.2 ACRES  
MULTI FAMILY

LOT 1  
+/- 3 ACRES  
COMMERCIAL



**9,652**  
VEHICLES  
PER DAY



LOT 2  
3 ACRES +/-  
COMMERCIAL

DETENTION

E 6TH PARKWAY

N GUN CLUB ROAD



navpoint  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY

**NavPoint Real Estate Group** is pleased to present this prime 8.2 acre commercial development opportunity located at NW Corner East 6th Parkway & Gun Club Road, CO 80018. The land is adjacent to a brand new high-volume QuikTrip store, boasting exceptional frontage and visibility from Highway 470 (42,618 VPD) and 6th Avenue Parkway and Gun Club Road (21,606 VPD) The site presents a prime opportunity for commercial development with convenient access and connectivity with Quiktrip. Three pad sites spanning a total of 8.2 acres, this property offers significant potential for retail and other commercial ventures seeking a high-traffic location.

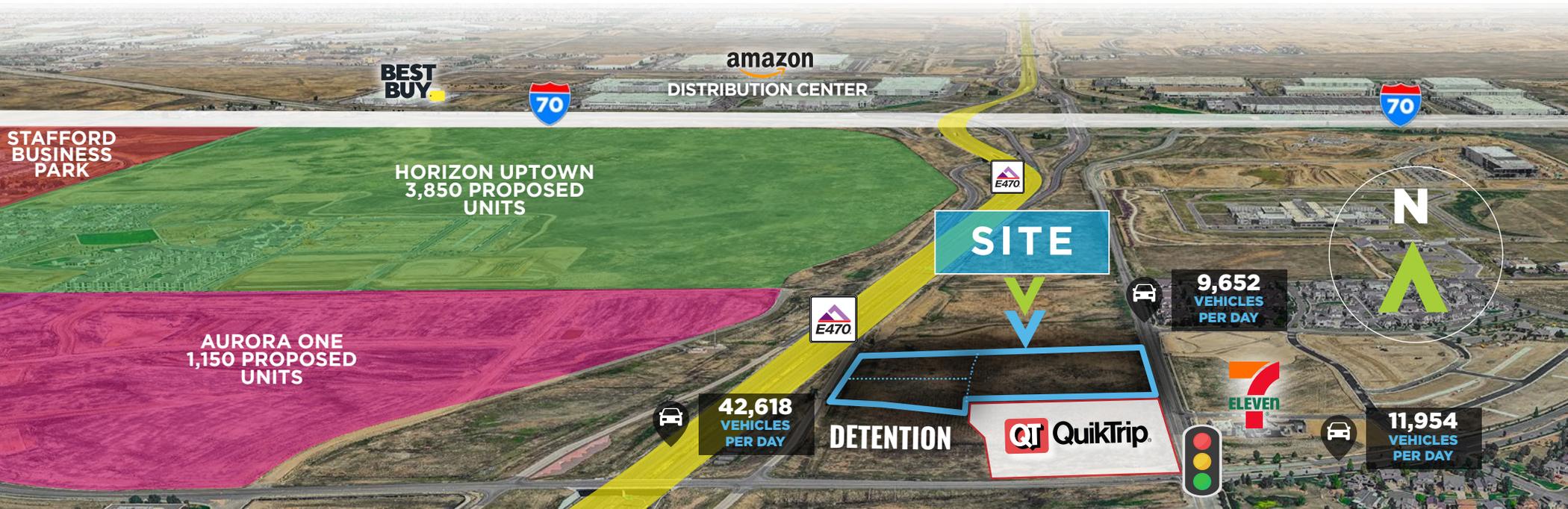
## Investment Highlights

- Easy access to the entire metro area via E-470 or I-70
- Adjacent to Brand New High Volume QuikTrip Location
- Vacant land in the Lamar Landing Master Plan Development adjacent to a new QT Convenience Store. Convenient access to the E-470.

## Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.

## [LINK TO ZONING](#)



# PROPERTY OVERVIEW

 PURCHASE PRICE  
**CONTACT BROKER**

 LAND AREA  
**UP TO 8.2 ACRES**  
(3 parcels available) 2.2-8.2 Acres

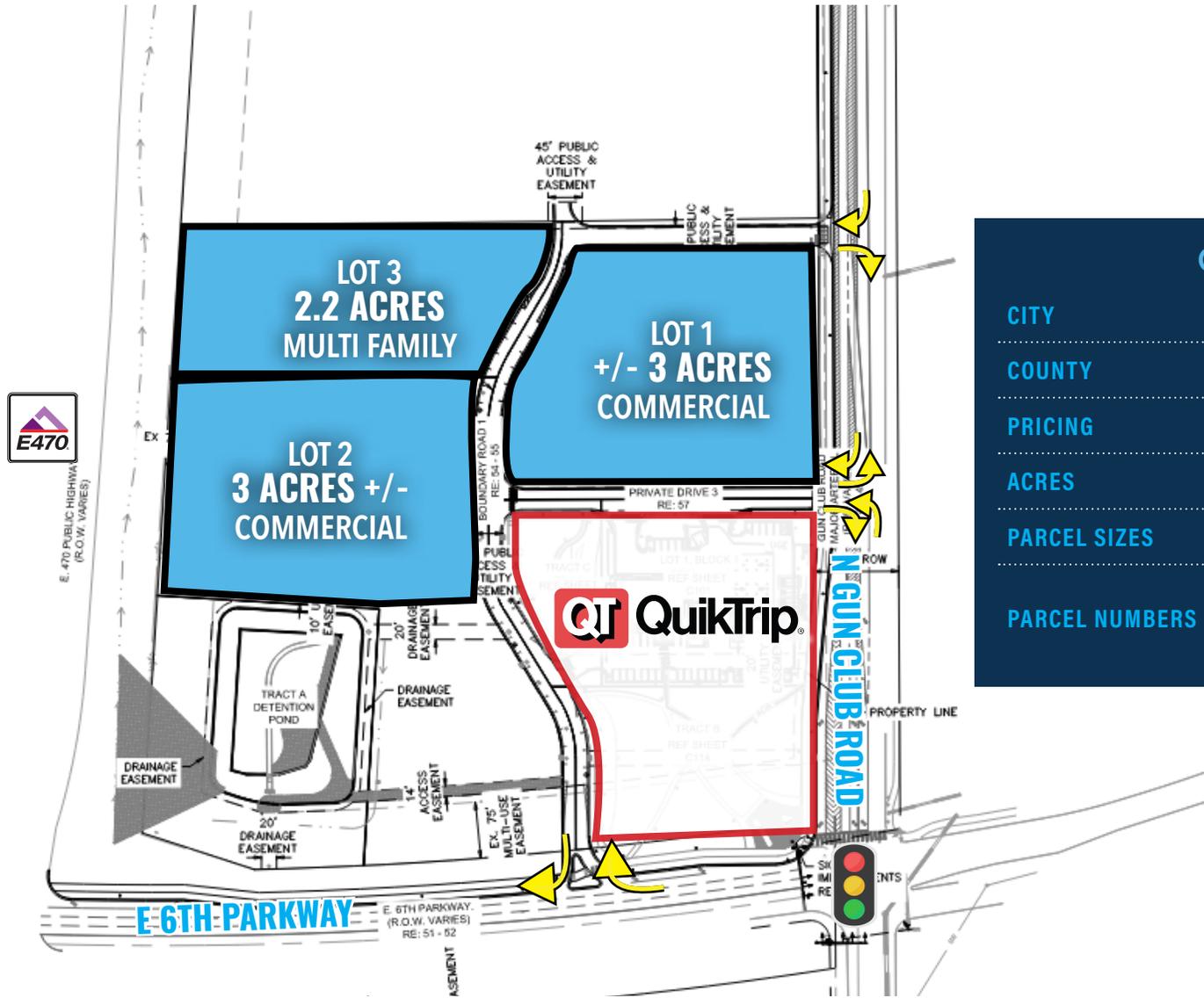
 ASSET NUMBER  
**E4209**

 ZONING  
**M-F & C**  
[LINK TO ZONING](#)

 UTILITIES  
**AVAILABLE**



# SITE PLAN



OVERVIEW	
CITY	Aurora
COUNTY	Arapahoe
PRICING	Contact Broker
ACRES	Up to 8.2 Acres
PARCEL SIZES	2.2-8.2 Acres
PARCEL NUMBERS	1975-12-1-05-002
	1975-12-1-05-003
	1975-12-1-05-004

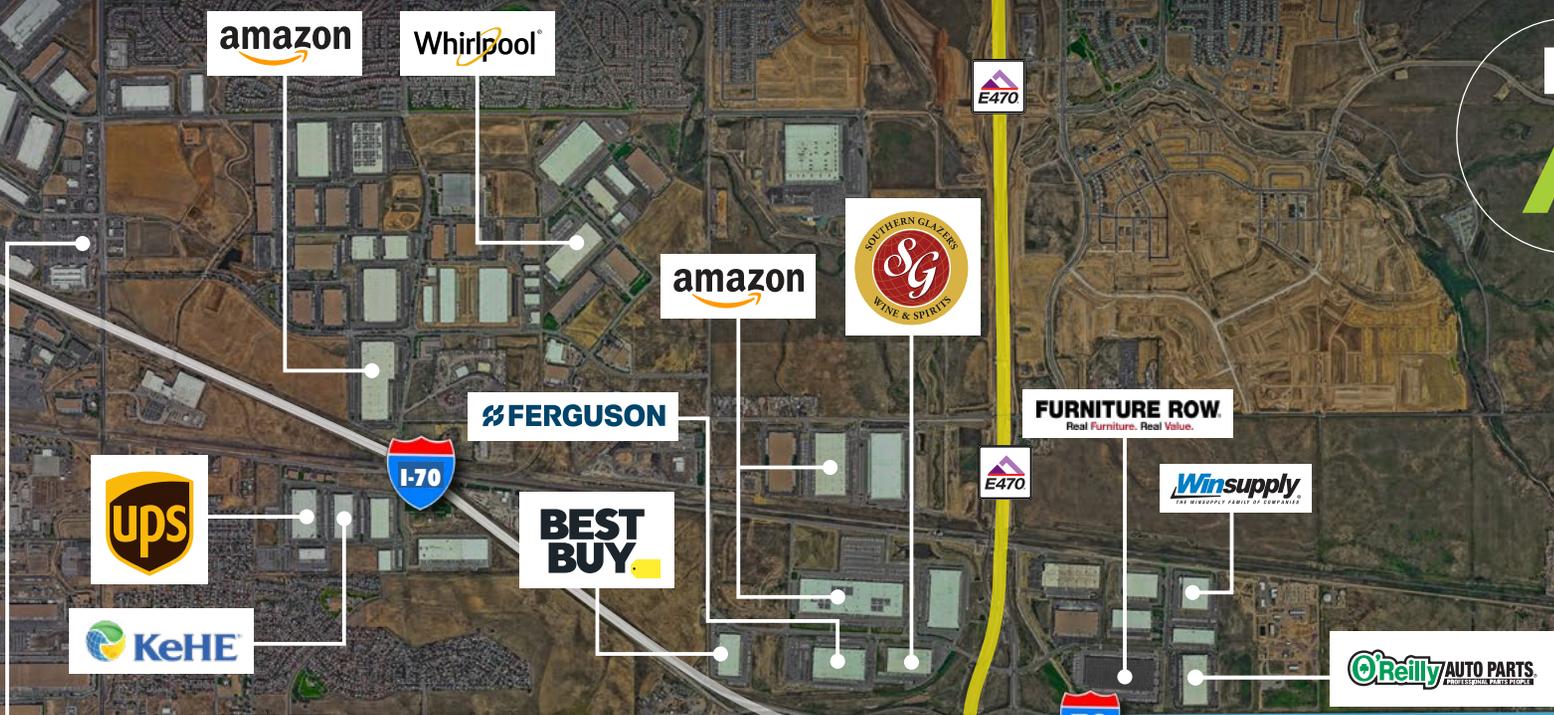
# LOCATION MAP



## DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2028 Projection	2,886	18,636	112,605
2023 Estimate	2,241	15,630	108,550
Growth 2023 - 2028	5.8%	3.8%	0.7%
Average Household Size	2.7	3.0	2.9
Median Age	34.6	33.1	32.7
2023 Avg Household Income	\$109,736	\$113,715	\$113,715
EMPLOYMENT			
Businesses	72	371	2,968
Median Age	477	3,109	23,796

# RETAIL MAP



E COLFAX AVE

**WELLS FARGO**

T-Mobile · GameStop

petco GNC LIVE WELL PNC

DOLLAR TREE SUBWAY FIVE GUYS BURGERS and FRIES

Starbucks CHIPOTLE MEXICAN GRILL PANDA EXPRESS HONOLULU DEPOT goodwill

O'Reilly AUTO PARTS Walmart amazon

ROSS DRESS FOR LESS BEST BUY WINES & SPIRITS DELTACO DQ

**SITE**

E 6TH PARKWAY

N GUN CLUB ROAD



# PROPERTY PHOTOS



# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,700 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY  
**\$2B**  
IN CLOSED TRANSACTIONS  
*Since 2011*

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