



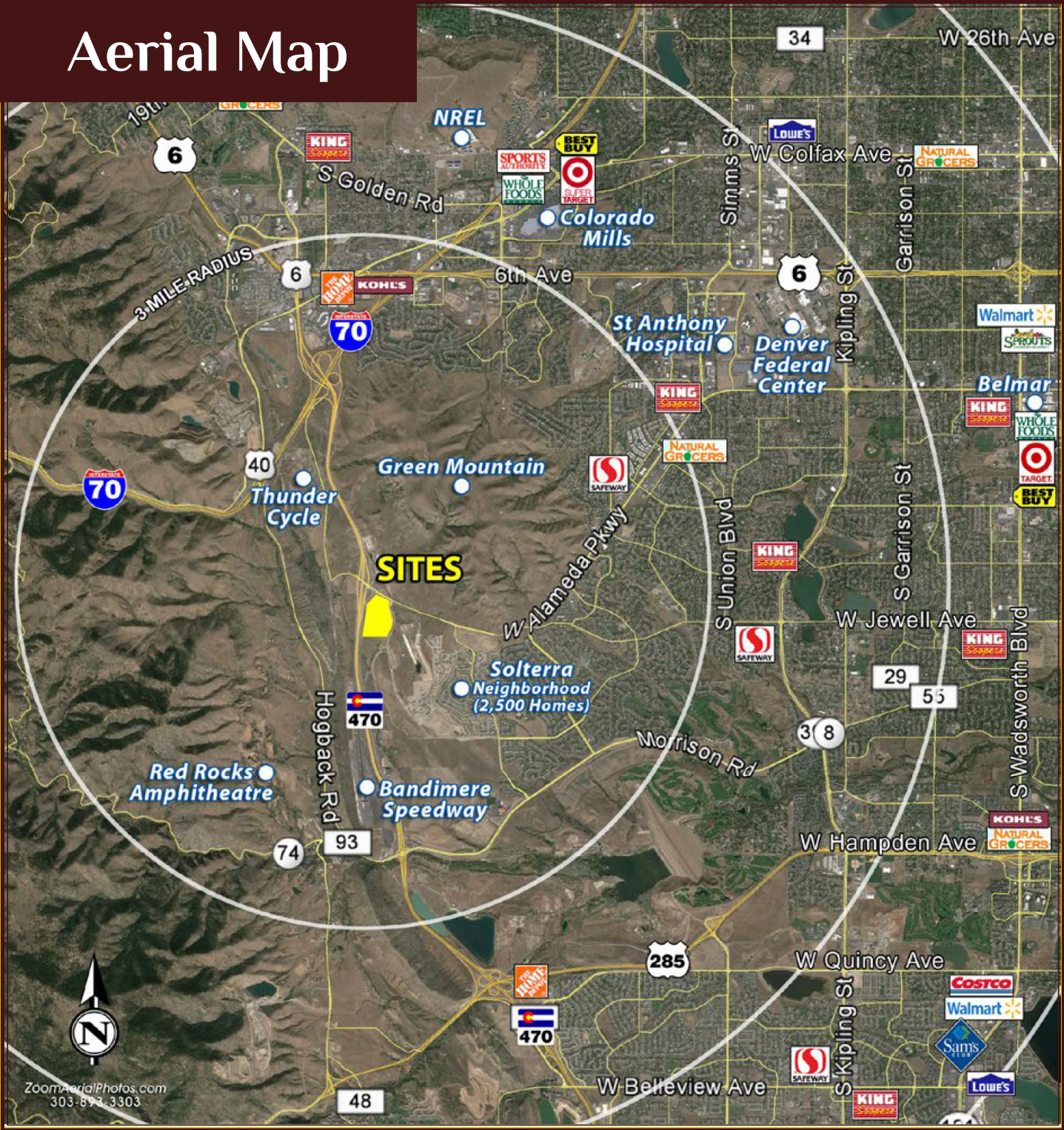
Service Retail at C-470 & Alameda



SEC C 470 & Alameda Ave

Jefferson County, Colorado

Aerial Map



Location

C-470 and Alameda Parkway Jefferson County, Colorado

Land Size

3-8 AC

Traffic Counts

C470: 81,548 vpd
Alameda Parkway: 19,862 vpd

Adjacent Retail Available

- 16,000 SF of inline retail For Lease
- Various Retail Pads For Sale

Timing

Fully zoned and entitled for Petro/C Store/Carwash

Features

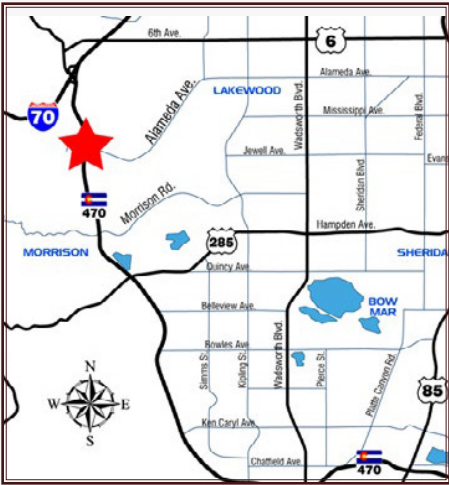
*2018 Projections

Demographics

Population:	3 Mile	31,897
Households:	3 Mile	12,938
Average HH Income:	\$117,365	

Contact

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The Laramie Company
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All information furnished regarding the property for sale or lease is obtained from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, lease rates or other conditions, prior sale, lease or withdrawal without notice. The Laramie Company represents the Seller/Lessor in this transaction, and as such owes all duties and obligations thereto.



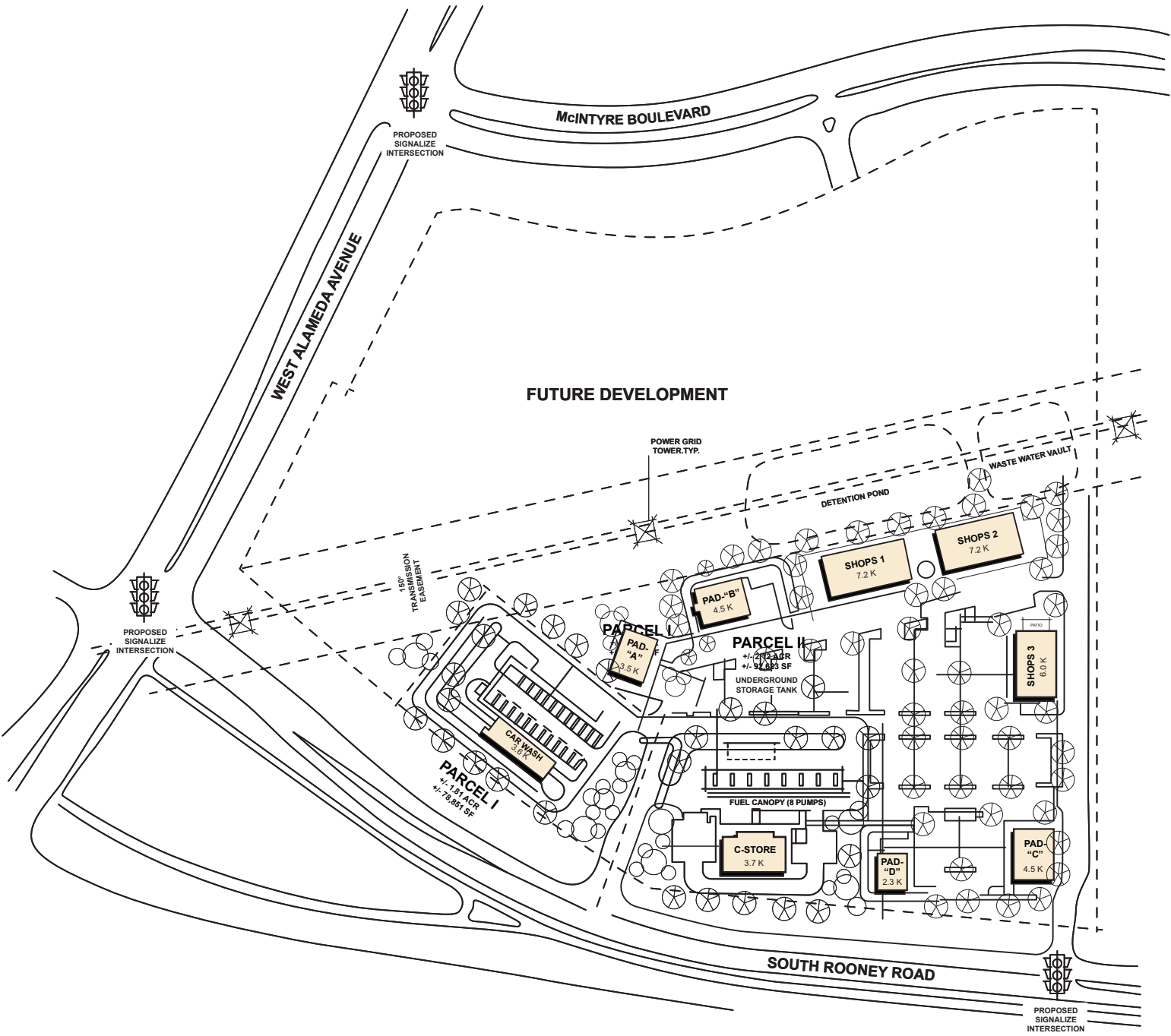
“We Know the Territory”



Service Retail at C-470 & Alameda

Site Plan

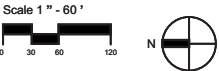
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DATE:	04.07.2025
MCG JOB #:	25.163.01
DATE:	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

**SITE PLAN
SP-04**



**ROONEY RANCH TOWN CENTER
JEFERSON COUNTY, COLORADO**

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