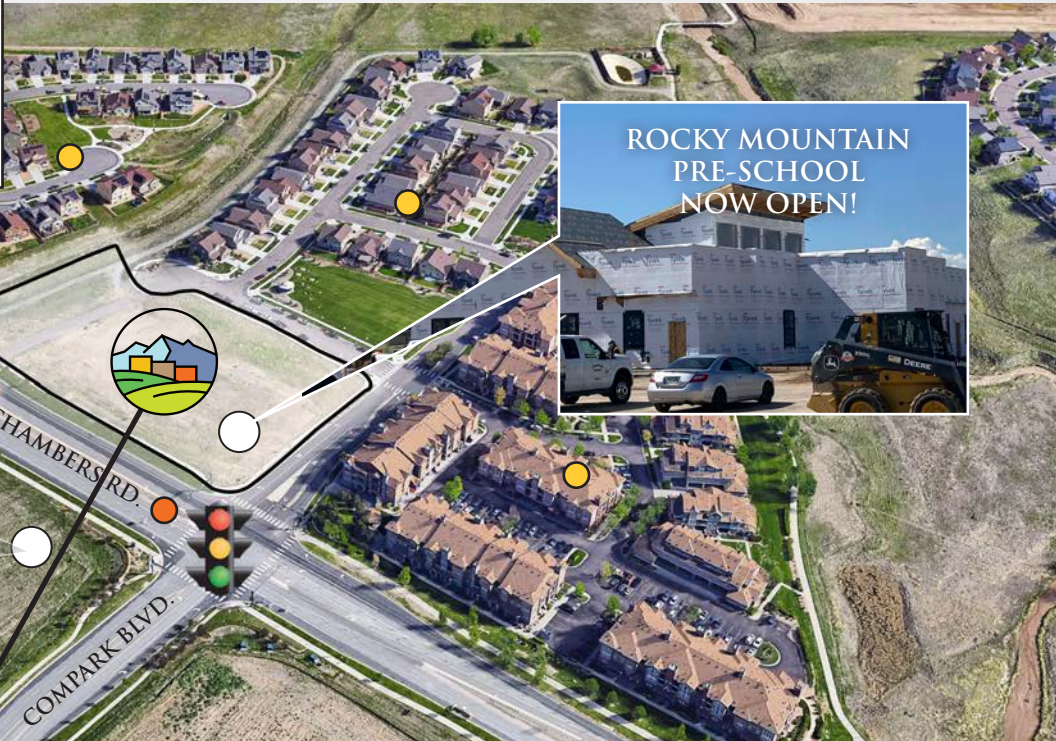




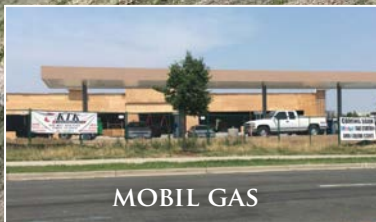
COMPARK VILLAGE

15399 CANYON RIM CIRCLE
ENGLEWOOD, CO 80112

1.9 ACRE PAD SITE FOR SALE



ROCKY MOUNTAIN
PRE-SCHOOL
NOW OPEN!



MOBIL GAS

PROPOSED SITE PLAN



Retail pad site situated between the high end Dove Meadows and Canyon Creek residential developments



Cottonwood Highlands located directly to east of site with a proposed 1,890 DU's



Pad has direct visibility to S. Chambers Rd.



JAY LANDT
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LANCE.EBERHARD@COLLIERS.COM

Colliers
4643 South Ulster Street | Suite 1000 | Denver, CO 80237
303 745 5800 | fax 303 745 5888 | colliers.com/denver



**BROKERAGE
DISCLOSURE**

SITE

Rocky Vista University
College of Osteopathic
Medicine
1,232 Students

Kings Point North
+/- 1,700 Units +
PGA-Level Golf Course
Under Construction

Parker Performing
Arts School
662 Students

Rocky Mountain
Pre-School
Now Open!

Terra Bluffs
101K SF
Assisted Living
Opening Soon!

Cottonwood
Highlands
104 Duplex Units
Under Construction

Class A Industrial / Flex
Development
Complete

Chambers
High Point Mixed-Use
Development
196 MF Units
Planned

Cottonwood
Highlands
Mixed-Use
Development
Planned

Chaparral
High School
2,213 Students

COSTCO
WHOLESALE

SPORTSMAN'S
WAREHOUSE
Boonlocks

LA QUINTA
INNS & SUITES
CCE CHALLENGE TO EXCELLENCE
CHARTER SCHOOL
544 Students

KING
Scoopers

LOWE'S
Home Improvement Centers

PROPERTY INFORMATION

AVAILABLE: 1.9 ACRES (82,764 SF)

PRICE: CONTACT BROKER

DEMOGRAPHICS SOURCE: ESRI 2023 ESTIMATES

1 MILE 3 MILES 5 MILES

POPULATION 8,045 56,242 190,476

AVERAGE HH INCOME \$132,854 \$145,697 \$150,786

EMPLOYEES 7,439 85,633 237,873

Sierra Ridge
1,600 units

TRAFFIC COUNTS SOURCE: MPSI 2022 ESTIMATES

E-470 WEST OF CHAMBERS ROAD: 47,495 CARS/DAY

E-470 EAST OF CHAMBERS ROAD: 44,166 CARS/DAY

CHAMBERS ROAD NORTH OF CANYON RIM CIR. 14,788 VPD



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