



I-70 West Business Center Lots Available

NWC of I-70 West & West 32nd Avenue | Wheat Ridge, CO 80401

Property Overview:

Available Sites:	<u>Lot 1</u>	<u>Lot 3</u>
Lot Size:	66,483 SF	46,316 SF
Buildable Retail:	16,685 SF	11,579 SF
Lease Rate:	\$120,000-\$150,000/yr NNN	

- 16,685 SF of buildable retail
- 50' highway signage available
- New easy access hook ramps from West bound I-70
- Located near national retailers include La Quinta, Denny's, Good Times, Phillips 66 and more!

***Lot 3 for sale for \$972,867**

Contact

Heather Taylor

Principal

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Impact Commercial Real Estate

7000 S. Yosemite St., Ste 290

Centennial, CO 80112

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Cul-de-sac



Lot 1



Lot 3



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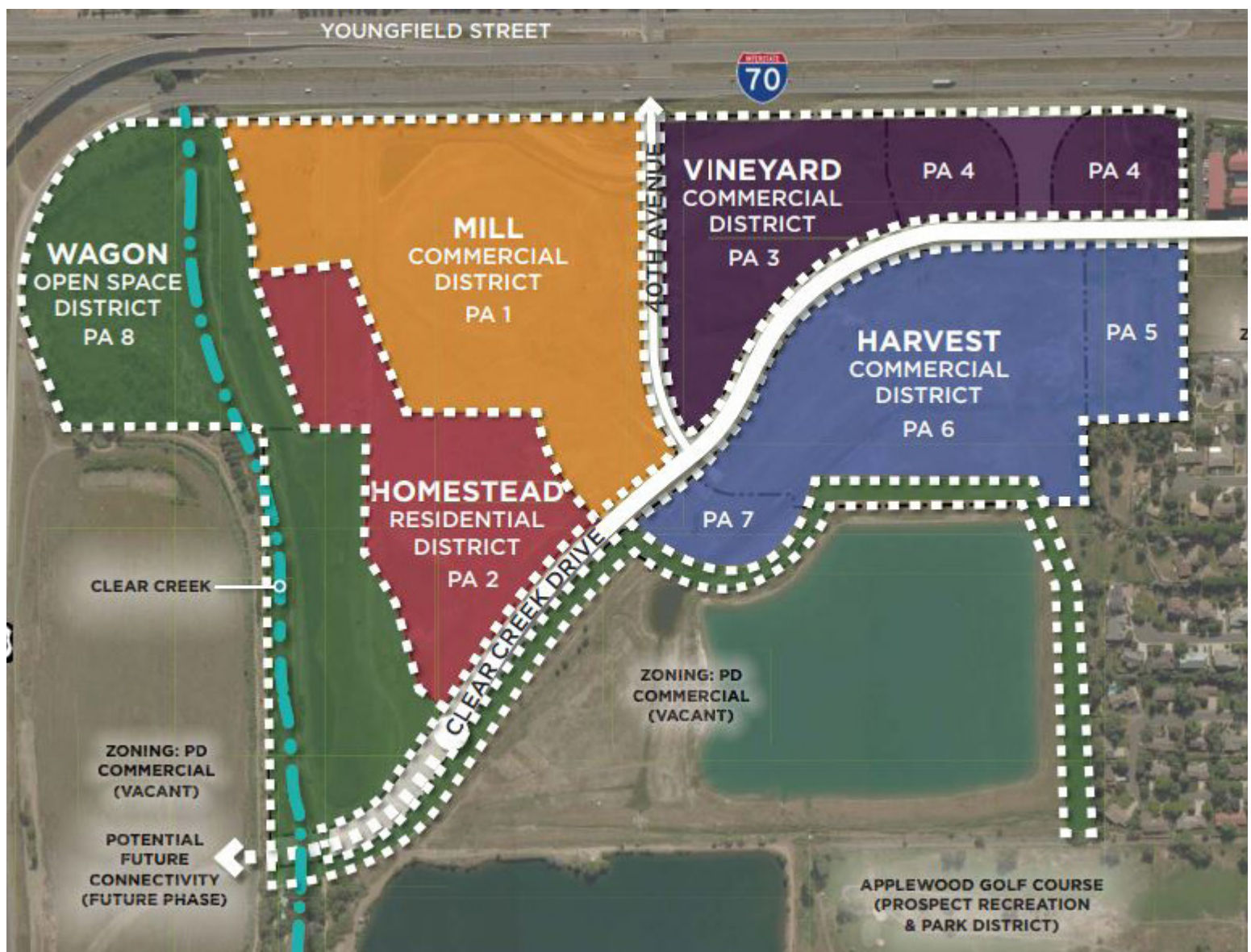
CLEAR CREEK

CROSSING

Clear Creek Crossing, located at the southwest quadrant of Hwy 58 and I-70 in Wheat Ridge, will be a development destination providing a wide range of uses, including retail, hotel, multifamily residential and employment. With the site's proximity to Clear Creek, along with the rich history of the area, the overall character of this development will focus on a strong connection to the creek through the trail networks within the development and extending into the Applewood Neighborhood. Clear Creek Crossing will focus on a community-driven approach, creating connections to the surrounding neighborhoods for easy access into the site, unifying design elements, and providing new opportunities to shop, live, work and entertain.

For more information, visit <https://cccrossing.com>

Source: <http://evgre.com/projects/clearcreekcrossing/>



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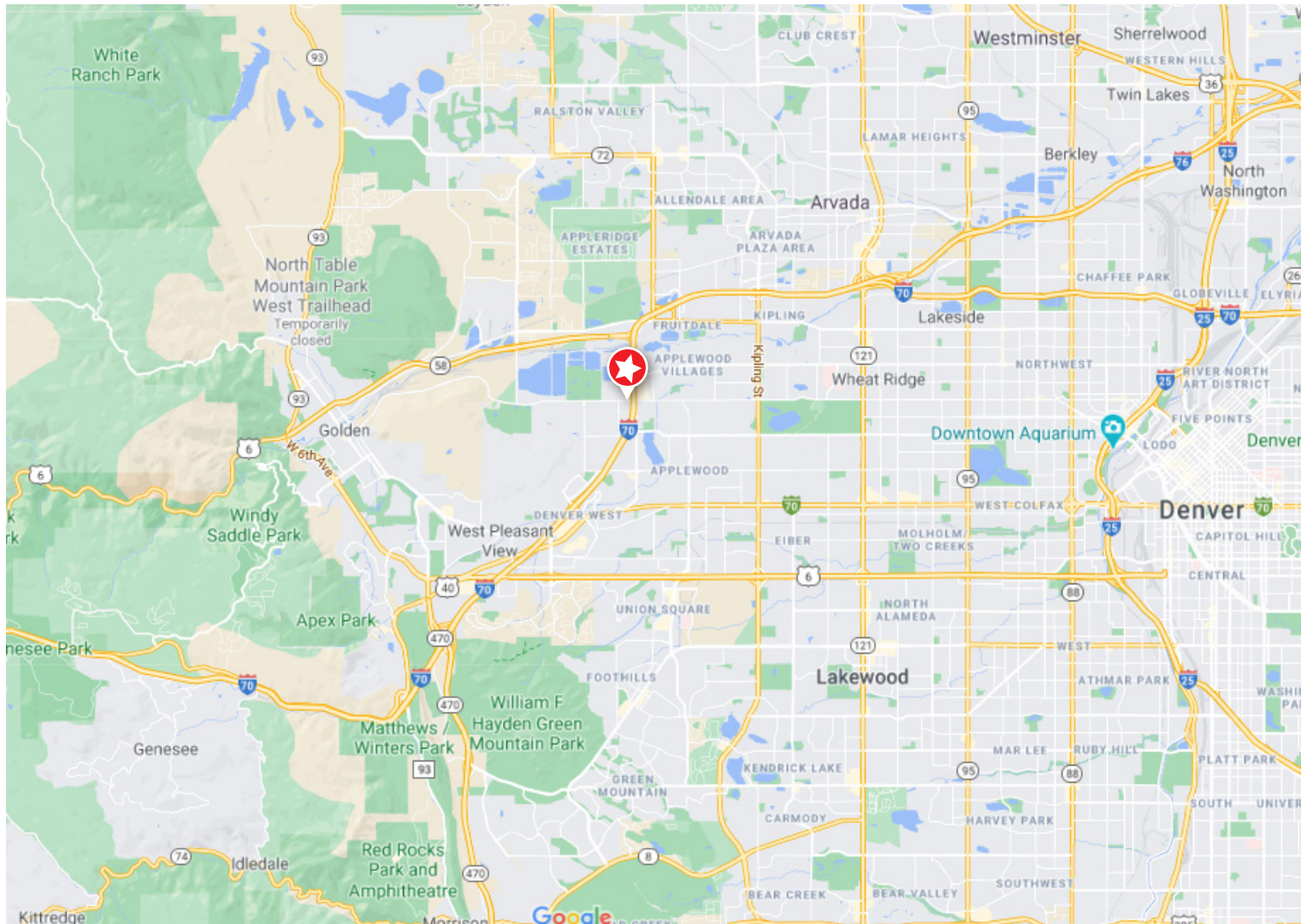
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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2025 Projection	5,783	63,532	235,291
2020 Estimate	5,652	61,313	227,532
Growth 2020-2025	0.5%	0.7%	0.7%
Median Age	48.9	41.6	39.6
Households	1 mile	3 miles	5 miles
2025 Projection	2,495	27,669	100,461
2020 Estimate	2,441	26,733	97,168
Household Income	1 mile	3 miles	5 miles
2020 Average	\$125,418	\$95,775	\$94,268
2020 Median	\$100,786	\$73,046	\$72,536

Source: CoStar

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