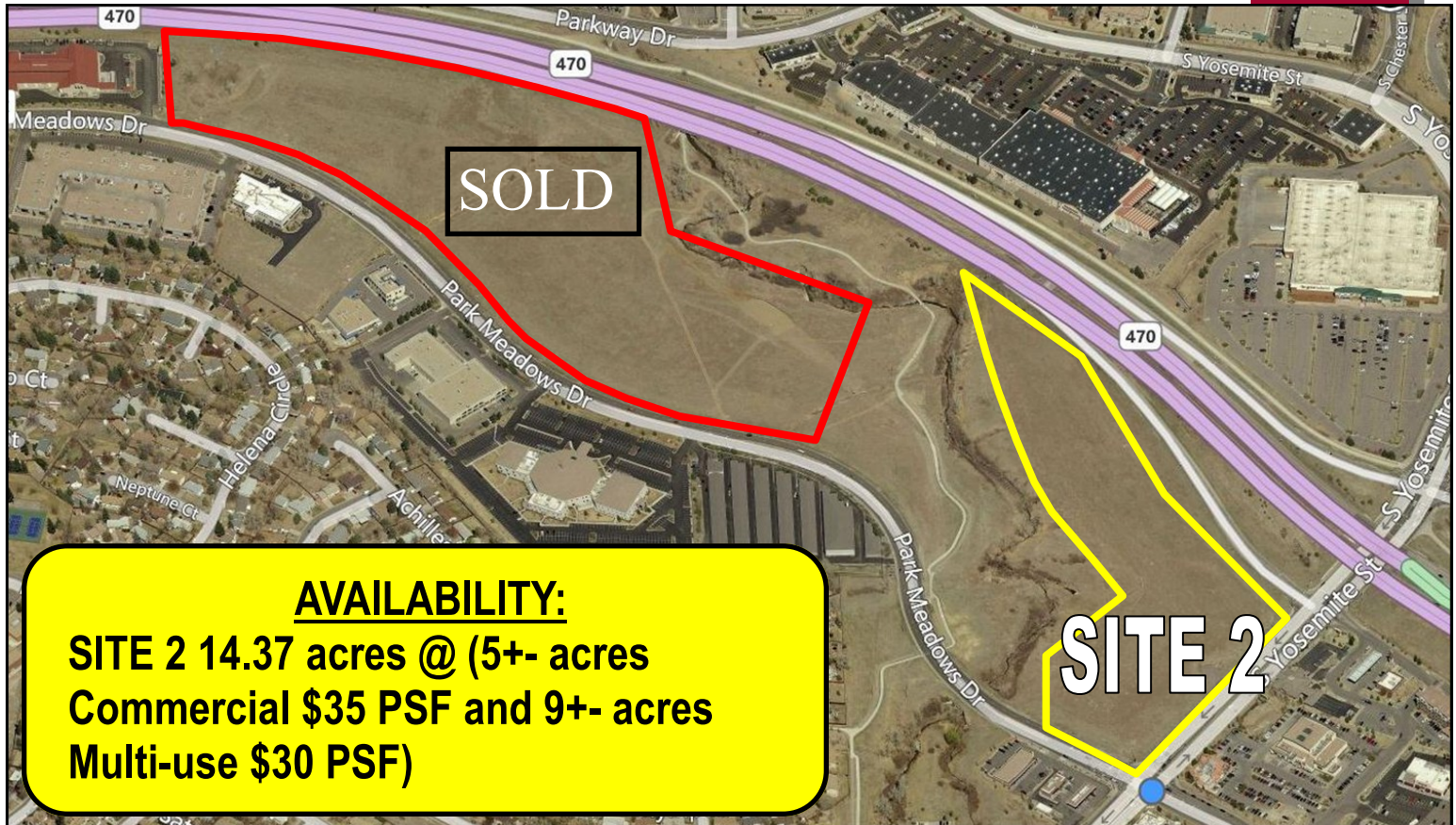


14.37+ Acres @ C470 & Park Meadows

M B R C

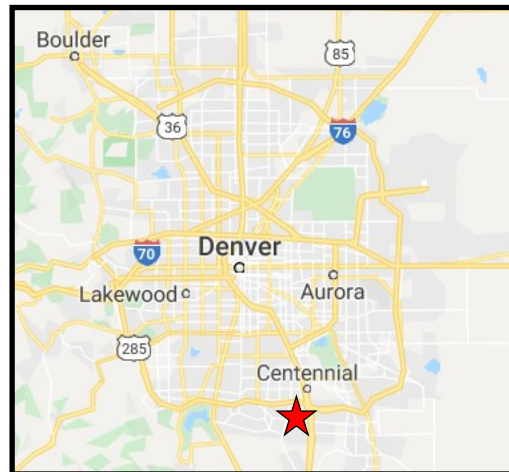


PROPERTY DESCRIPTION:

LOCATED AT C470 & YOSEMITE STREET EXIT, THESE SITES BOAST EXCELLENT VISIBILITY WITH GREAT MIXED USE, RETAIL AND COMMERCIAL.

IMPORTANT FEATURES:

- **Site 2 is 3 Parcels:**
 - Parcel 01: 4.5 acres, zoned Commercial (Not limited to retail)
 - Parcel 02: 9.62 acres, zoned Mixed Use (Residential or commercial)
 - Parcel 03: .264 acres, zoned Commercial
- Fully Zoned Site
- Excellent Retail Potential
 - 100,000+ ADT ON C470
 - 80,000 POPULATION W/I 3 MILES

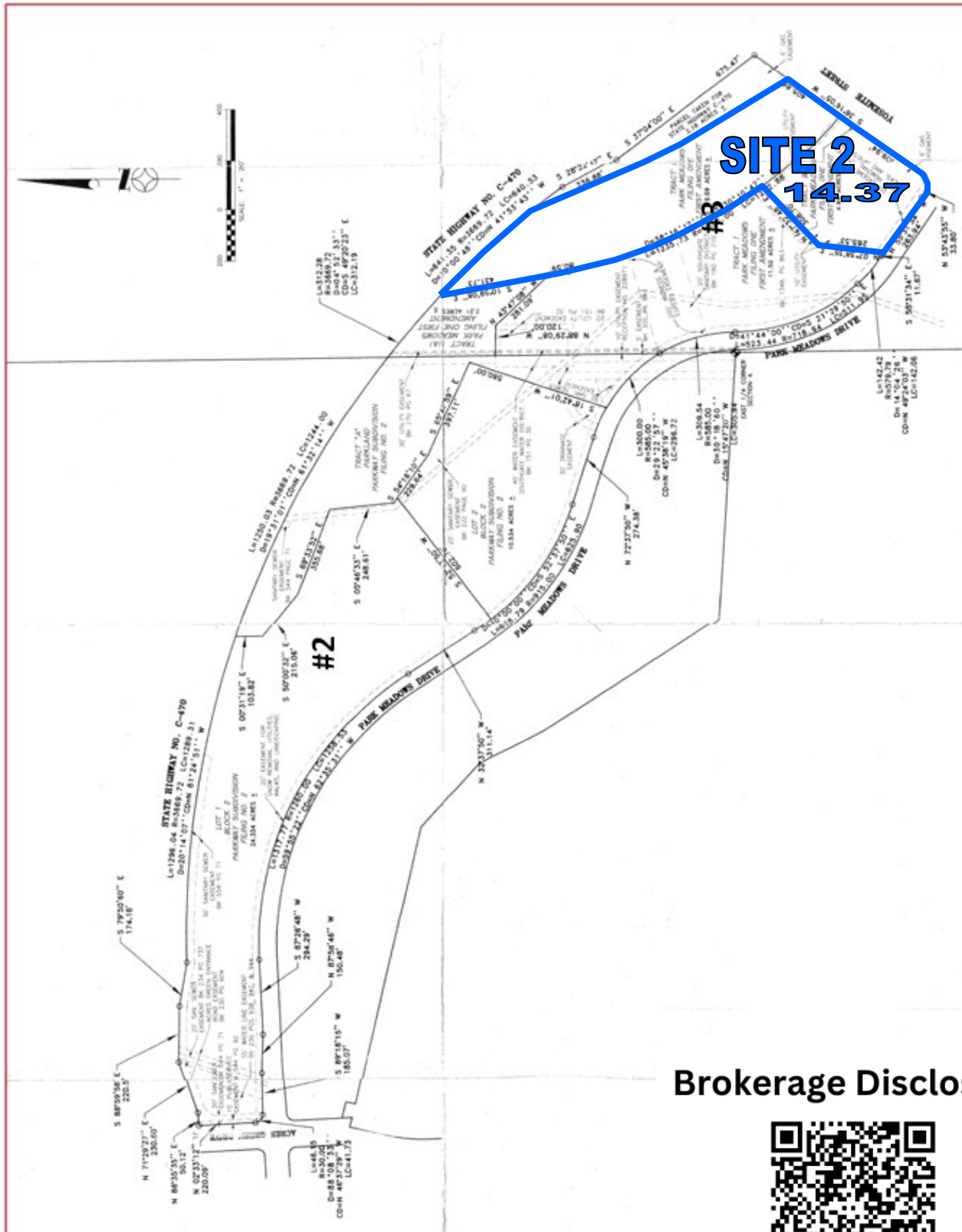


MICHAEL BLOOM
REALTY COMPANY

300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919

14.37+ Acres @ C470 & Park Meadows

M B R C



Brokerage Disclosure



M B R C

Yosemite Street
100' RIGHT-OF-WAY