

FOR LEASE, SALE, OR BUILD TO SUIT:

# STERLING RANCH PAD SITE

NWC Waterton Road & Rampart Range Road, Littleton, CO



**Mike DePalma**  
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## PROPERTY OVERVIEW:

- 0.5 AC pad site available for lease, sale, or build to suit
- Underground detention, drive-aisles and parking already constructed!
- Across from Safeway anchored shopping center
- Adjacent to Sterling Ranch residential community now under construction with 13,775 + new homes
- Growing and under served trade area with flexible zoning



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0.5 AC PAD AVAILABLE

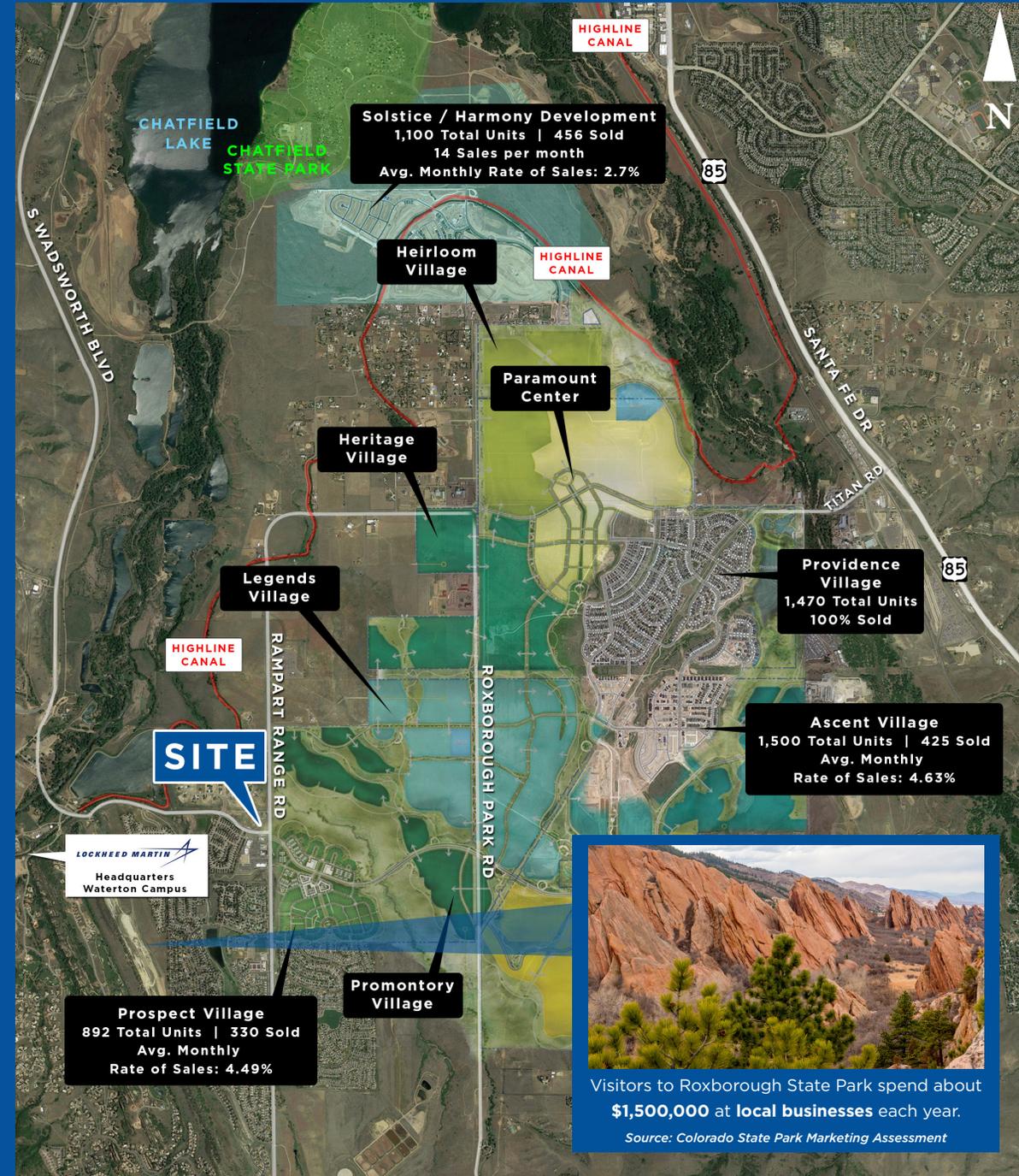
13,775 homes

new, planned and under construction in immediate trade area



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Visitors to Roxborough State Park spend about **\$1,500,000** at local businesses each year.  
Source: Colorado State Park Marketing Assessment

## DEMOGRAPHICS

<b>POPULATION</b> 👤	<b>EMPLOYEES</b> 💼
1 Mile: 4,915	1 Mile: 1,130
3 Mile: 14,068	3 Mile: 2,789
5 Mile: 30,551	5 Mile: 8,924

<b>HOUSEHOLDS</b> 🏠	<b>AVG. HH INCOME</b> 💰
1 Mile: 1,638	1 Mile: \$225,897
3 Mile: 5,062	3 Mile: \$167,372
5 Mile: 19,670	5 Mile: \$199,129

**TRAFFIC COUNTS** 🚗

On Waterton Rd west of Rampart Range Rd:	14,459 vpd
On Rampart Range Rd south of Waterton Rd:	14,608 vpd

