

RARE COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

0.90 - 10.626 ACRES AVAILABLE

Northwest Quadrant of 168th & I-76 in Lochbuie, CO



**32,375
VEHICLES
PER DAY**

LOT 5
+/- 205,611 SF
+/- 4.720 ACRE
COMMERCIAL

LOT 4
+/- 219,966 SF
+/- 5 ACRE
COMMERCIAL

LOT 3
+/- 36,472 SF
+/- 0.906 ACRE
COMMERCIAL

**UNDER
CONTRACT**



BONANZA BLVD

E 168TH AVE



NORTH

navpoint
REAL ESTATE GROUP



MIKE QUINLAN *Principal*
mike.quinlan@navpointre.com
p: 303.726.4730



JEFF BRANDON, SIOR *Principal*
jeff.brandon@navpointre.com
p: 303.870.4091

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present commercial parcels ranging in size from 0.90 to 10.626 acres directly adjacent to a new Quiktrip located at the Northwest Quadrant of 168th & I-76 in Lochbuie, CO. The available parcels have direct frontage and visibility from both 168th and I-76 which has 32,375 cars per day. The subject property has convenient access via a full turn, signalized intersection and convenient access via an intersection at Bonanza Blvd and 168th Ave. The site presents a prime opportunity for commercial development. There are three parcels totaling 10.626 acres with lot lines that can potentially be adjusted. This property offers significant potential for retail, hospitality, or other commercial end users seeking a high-traffic, high visibility location.

Property Highlights

- Rare commercial development in Lochbuie
- Prime visibility and access from I-76 and 168th Ave
- Dense residential nearby
- Directly adjacent to new QuikTrip

Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.



PROPERTY OVERVIEW



PURCHASE PRICE

CONTACT BROKER



TOTAL PROJECT SIZE

15.5 ACRES



AVAILABLE PARCELS

0.9 - 10.626 ACRES



ZONING

PUD

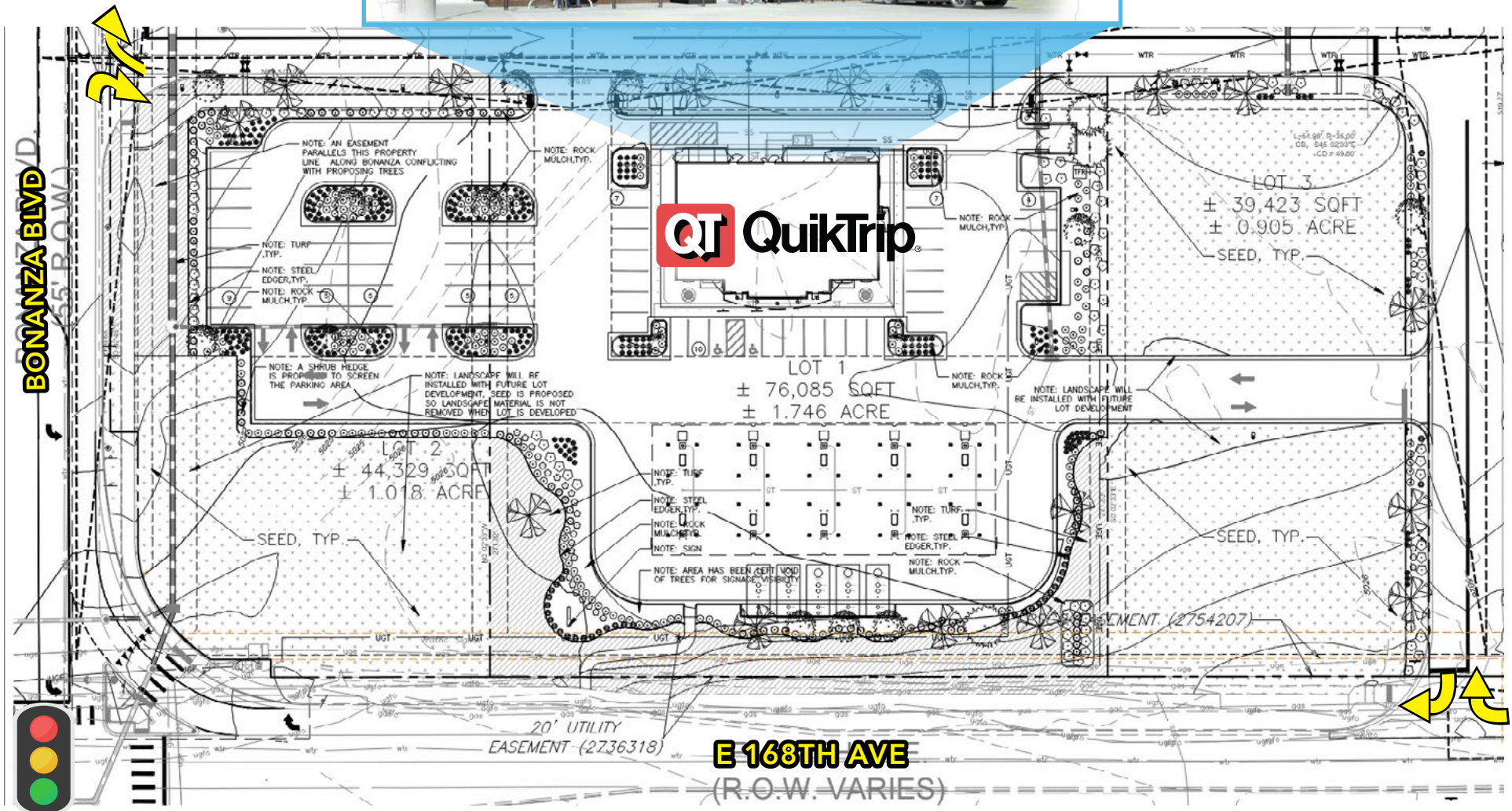


COMING SOON

**FUTURE BNSF
INTERMODAL
LOGISTICS FACILITIES
COMING ON THE EAST
SIDE OF I-76 INCLUDING
20+ MILLION SF OF
INDUSTRIAL**



SITE PLAN



LOCATION MAP



FORT COLLINS

LOCHBUIE

168th Ave

BRIGHTON

SITE

N

FIRESTONE

Denver International Airport

BOULDER

DENVER

PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,630 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY
\$2B
IN CLOSED TRANSACTIONS
Since 2011

RARE COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

0.90 - 10.626 ACRES AVAILABLE

Northwest Quadrant of 168th & I-76 in Lochbuie, CO



**32,375
VEHICLES
PER DAY**

LOT 5
+/- 205,611 SF
+/- 4.720 ACRE
COMMERCIAL

LOT 4
+/- 219,966 SF
+/- 5 ACRE
COMMERCIAL

LOT 3
+/- 36,472 SF
+/- 0.906 ACRE
COMMERCIAL

**UNDER
CONTRACT**



BONANZA BLVD

E 168TH AVE



NORTH

navpoint
REAL ESTATE GROUP



MIKE QUINLAN *Principal*
mike.quinlan@navpointre.com
p: 303.726.4730



JEFF BRANDON, SIOR *Principal*
jeff.brandon@navpointre.com
p: 303.870.4091