



# CHAMBERS & E-470

PARKER, CO



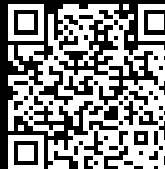
## RETAIL LAND AVAILABLE



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**BROKERAGE  
DISCLOSURE**



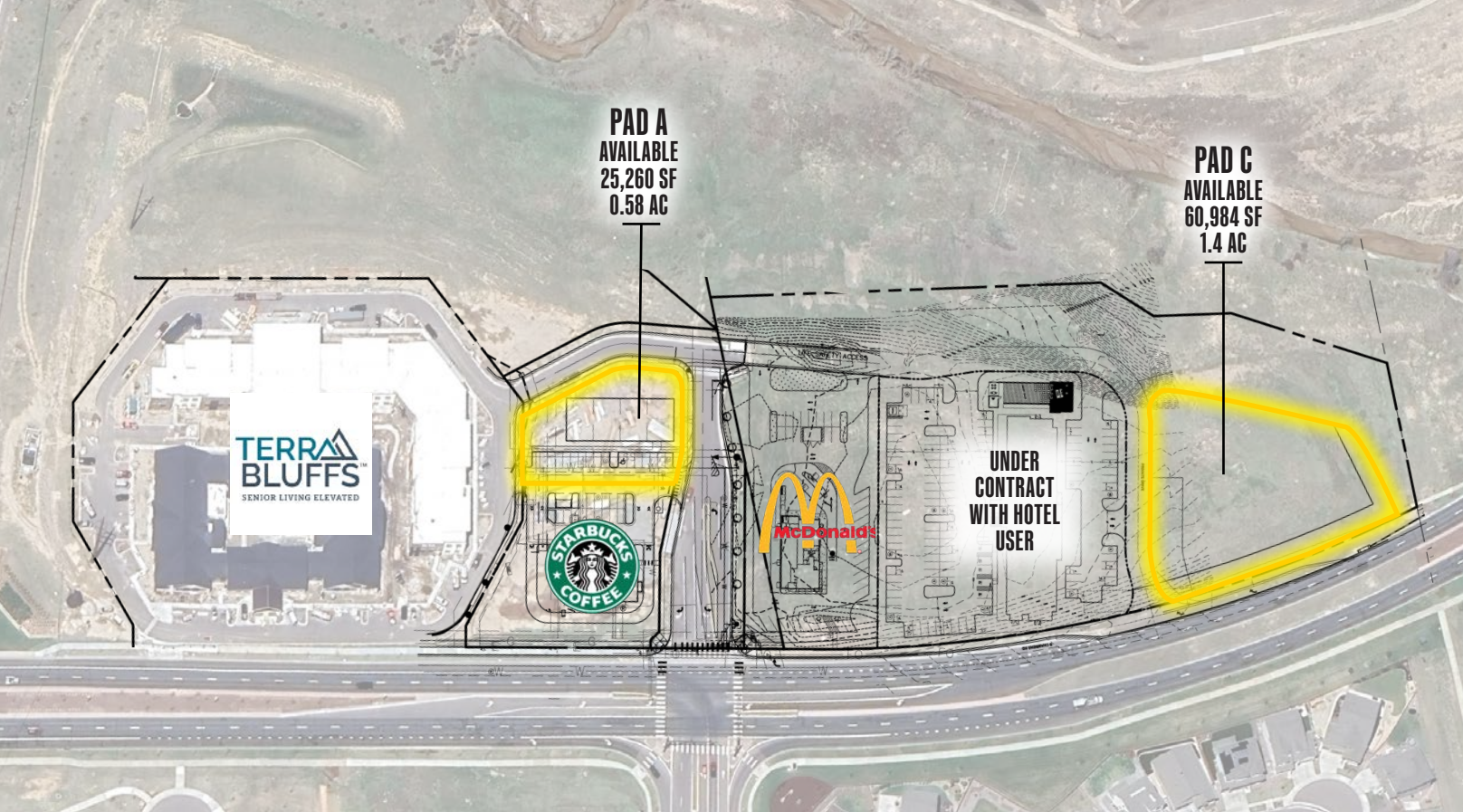
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# PRIME AVAILABILITY

**PAD A:**  
25,260 SF (0.58 Acres)

**PAD C:**  
60,984 SF (1.4 Acres)

Brokers: Jay Landt & Lance Eberhard  
Price: Contact Broker for Pricing

- HIGHLIGHTS**
- Ideally located near Centennial Airport and other major business centers including Meridian, Inverness, Ridgeway and the Denver Tech Center
  - Retail land located directly off Chambers Road
  - Starbucks & McDonald's coming soon!
  - High growth area
  - Signalized intersection

# IDEAL POSITION

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,588	61,068	180,571
Total Daytime Population	7,273	80,691	237,294
Average HH Income	\$133,368	\$146,408	\$172,906
ESRI 2024 Estimates			

## TRAFFIC COUNTS

S. Chambers Rd. North of E-470:	9,390 VPD
S. Chambers Rd. South of E-470:	14,016 VPD
E. 470 West of S. Chambers Rd:	47,643 VPD
E. 470 East of S. Chambers Rd.:	43,397 VPD
MPSI 2025 Estimates	

