



CHAMBERS & E-470

PARKER, CO



PAD A
AVAILABLE
25,260 SF
0.58 AC

PAD C
AVAILABLE
60,984 SF
1.4 AC

UNDER CONTRACT

UNDER CONTRACT WITH FAST FOOD USER

UNDER CONTRACT WITH HOTEL USER

RETAIL LAND AVAILABLE



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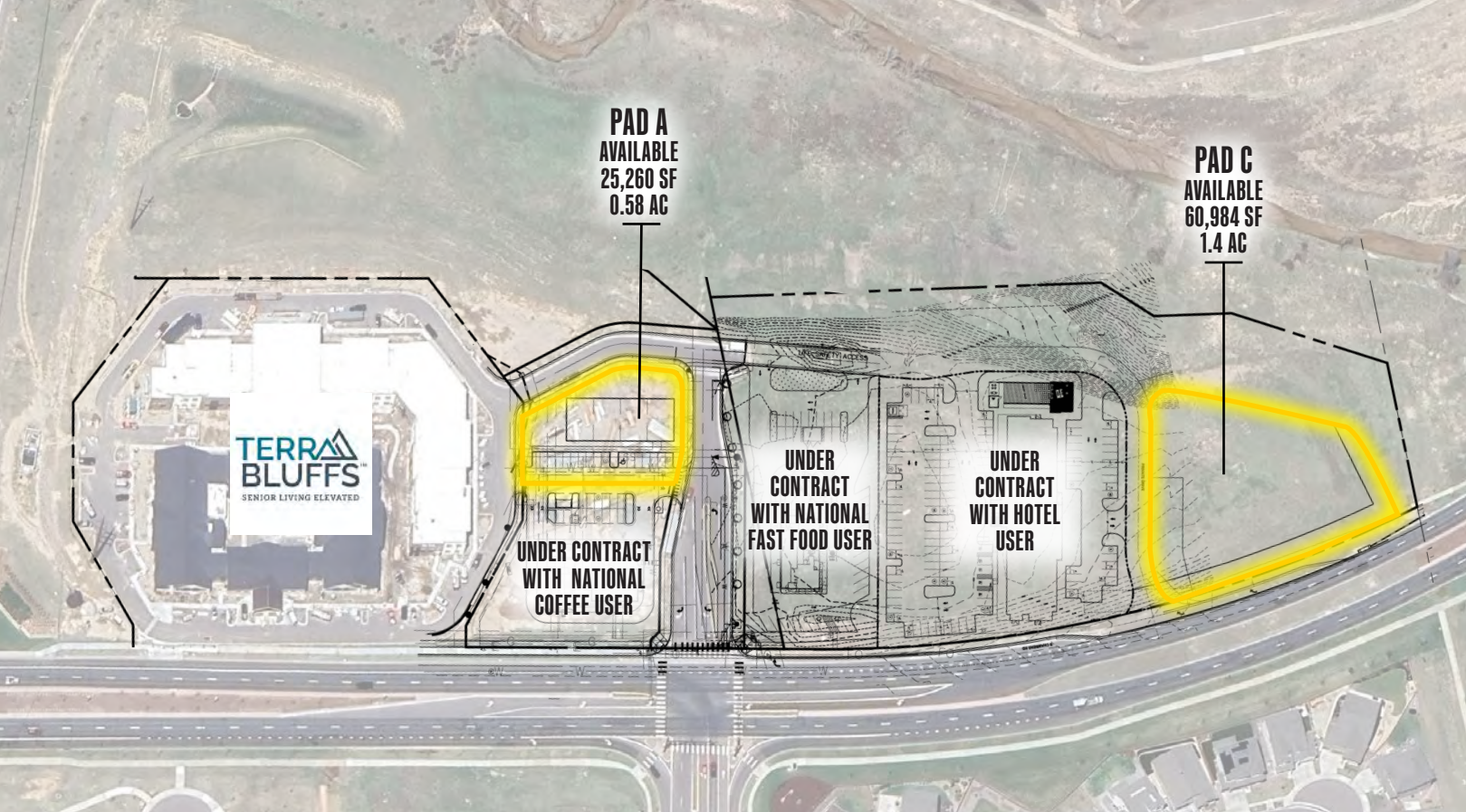
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IDEAL POSITION

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	8,996	58,363	169,026
Total Daytime Population	6,023	75,561	226,610
Average HH Income	\$134,236	\$144,381	\$162,888

ESRI 2023 Estimates

TRAFFIC COUNTS

S. Chambers Rd. North of E-470:	8,539 VPD
S. Chambers Rd. South of E-470:	13,010 VPD
E. 470 West of S. Chambers Rd:	47,495 VPD
E. 470 East of S. Chambers Rd.:	44,166 VPD

MPSI 2022 Estimates

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
- High growth area
- Signalized intersection



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