



# DACONO GATEWAY CENTRE

[www.daconogatewaycentre.com](http://www.daconogatewaycentre.com)



← TO DENVER

INTERSTATE 25

TO FORT COLLINS →





## PROPERTY DETAILS

### SIZE:

112 Acre Site

### PRICE:

\$11,500,000

### ZONING:

I-1, Light Industrial  
C-R, Commercial Residential

## PROPERTY LOCATION

- Located in southwest Weld County, which has become one of Colorado's fastest growing counties
- Direct access to I-25, Highway 52 and close proximity to E-470
- Close proximity to Boulder, Rocky Mountain National Park and other area attractions
- Located in a Qualified Opportunity Zone
- Positioned with panoramic views of the Rocky Mountains
- Situated centrally in the thriving economic growth area of the North Denver/I-25 corridor
- The Tri-Town area of Dacono, Firestone and Frederick are experiencing dramatic growth

## TRAFFIC COUNTS

- I-25 @ Hwy 52 - 111,000 VPD
- Hwy 52 @ I-25 - 19,000 VPD
- I-25 @ E-470 - 135,000 VPD
- CDOT 2018

**Dacono Gateway Centre** is a 112 acre mixed-use development property situated at the "GATEWAY" to the City of Dacono, Colorado. Comprising the entire southeast corner of Interstate 25 and Colorado Highway 52 interchange, this project commands extensive frontage on both the Interstate and Highway 52. The property benefits from regional detention with full utilities on site. Flexible zoning makes many uses available – office, medical office, retail, multifamily housing, assisted living, and other related uses. The property is located in a **QUALIFIED OPPORTUNITY ZONE**, which provides material tax benefits for investments made into an OZ. Capital gains taxes can be *deferred, reduced and even eliminated*. Frontage Road access with signalized dual left-hand turn lanes for common access. Future fully signalized movement intersection for primary access at Washington Street from Highway 52 and third access point from Washington Street to York Street.





# Dacono, Colorado

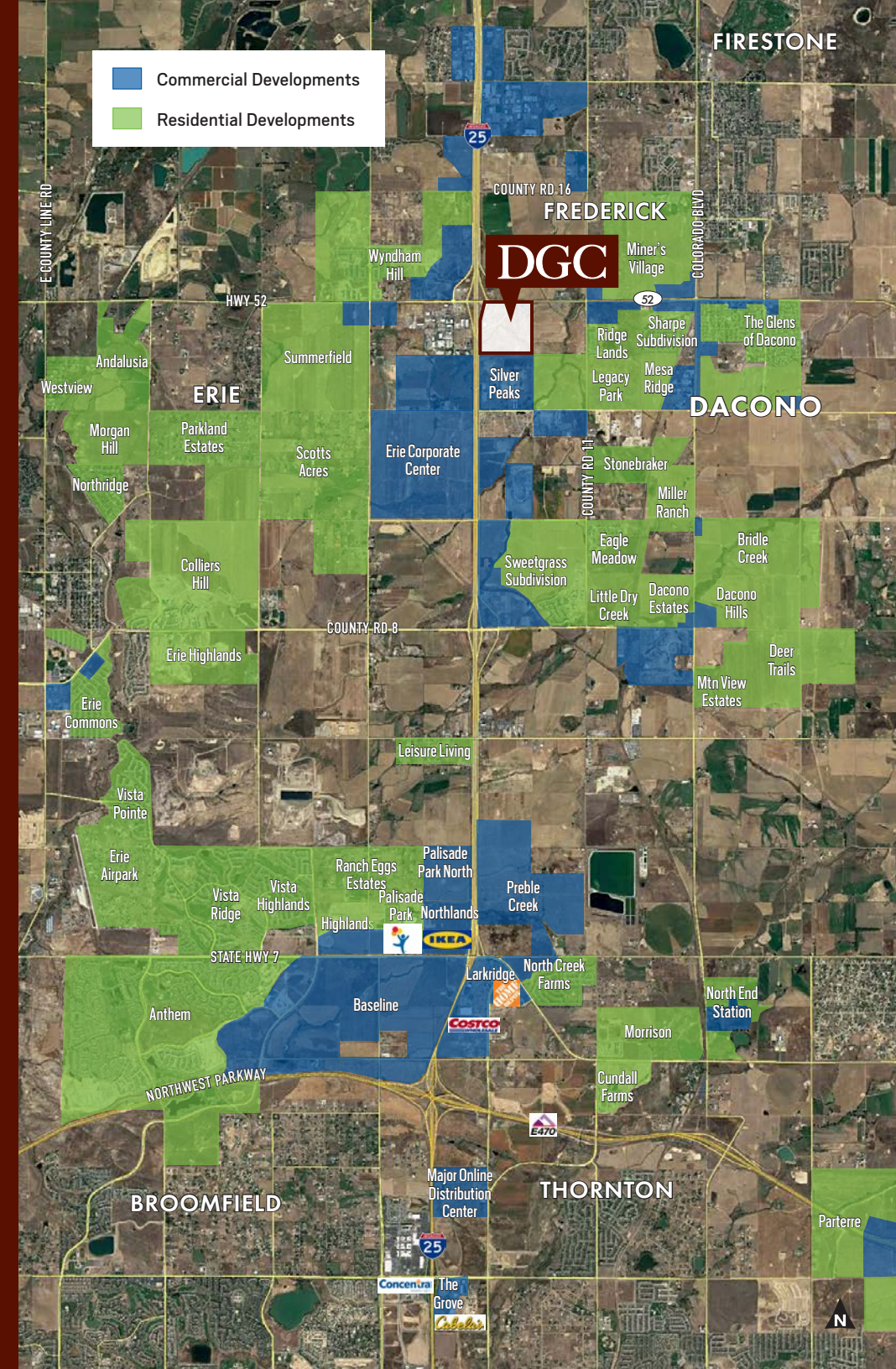
**Small Town Friendly. Big City Connections.**

## DACONO AT A GLANCE

- With nearly 8.2 square miles, Dacono foresees a future growth that will expand the boundaries to 22 square miles (City of Dacono)
- In recent years, Dacono has seen a rise in population with its affordable housing, proximity to Denver, and friendly, small town atmosphere.
- Population of Dacono: 22.6% growth rate from 2010-2016 (US Census)
- The Tri-Towns of Dacono, Firestone and Frederick are centrally located between the Denver metro area and Northern Colorado with convenient access to both I-25 and E-470. The Tri-Towns have a history of working together and are now developing formal plans for the region. Together, the three communities are recognized for diverse activities, strong heritage and growing opportunities.

## COLORADO AT A GLANCE

- Colorado's population grew by 14.7% from 2010-2019, to 5.8 million residents.
- Colorado ranked 9th best state for business. (Forbes, 2019)
- Colorado ranked 10th best state to live for two consecutive years and Colorado's economy ranked first in the country for the third consecutive year. (US News & World Report, 2019)
- Colorado is the 8th largest state in terms of landmass. While its geographic diversity and natural resources have been an economic advantage as well as a draw for tourism, the state's government has made efforts to diversify the economy over the past decades.



THORNTON

BROOMFIELD

BOULDER

# DGC | DACONO GATEWAY CENTRE

**COSTCO**  
Larkridge  
Preble Creek

North Park  
**IKEA**  
Northlands  
Seven25

COUNTY RD 8

Sweetgrass  
Subdivision

Furniture Row

Colorado National  
Speedway

Erie Corporate  
Center

Scotts Acres

Summerfield

ERIE

COUNTY RD 12

Silver  
Peaks

INTERSTATE 25

**Walt's**  
FAMILY RESTAURANT  
SCOTTIES

JOHN DEERE

4RIVERS  
EQUIPMENT

Mile High  
Golf Cars

INFINITI

Dacono  
Gateway Centre

Ford

CONOCO

25

Kum & Go

BUCKLE UP  
MAVERIK

BURGER KING

DACONO

Legacy  
Park

YORK ST/COUNTY RD 11

52

Centura Health  
Indian Peaks  
Medical Center

HIGHWAY 52

FREDERICK



# DGC | DACONO GATEWAY CENTRE

## DEMOGRAPHICS

	5 Miles	15 Miles	30 Miles
2019 Estimated Population	39,842	655,262	2,665,068
<b>2019-2024 Annual Population Growth Rate</b>	<b>4.28%</b>	<b>2.07%</b>	<b>1.69%</b>
2019 Estimated Households	13,806	239,504	1,045,018
<b>2019-2024 Annual Household Growth Rate</b>	<b>4.28%</b>	<b>2.01%</b>	<b>1.66%</b>
2019 Average Household Income	\$104,600	\$108,839	\$96,562
2019 Total Housing Units	13,401	240,514	1,073,184

- ESRI 2020

## AREA DRIVE TIMES

<b>DIA</b>	31 Minutes	31.4 Miles
<b>Boulder</b>	32 Minutes	19.6 Miles
<b>Denver</b>	33 Minutes	26.9 Miles
<b>Longmont</b>	20 Minutes	12.5 Miles

FOR MORE INFORMATION PLEASE CONTACT:

**Pete Kelly, CCIM**  
 pete.kelly@cbre.com  
 +1 970 372 3846

**Peter Kast, CCIM, SIOR**  
 peter.kast@cbre.com  
 +1 970 372 3845

[www.daconogatewaycentre.com](http://www.daconogatewaycentre.com)

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