



FOR SALE | LAND

6568 S YOSEMITE CIRCLE

6568 S YOSEMITE CIR
GREENWOOD VILLAGE, CO 80111

BILL WOODWARD
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RISECP.COM

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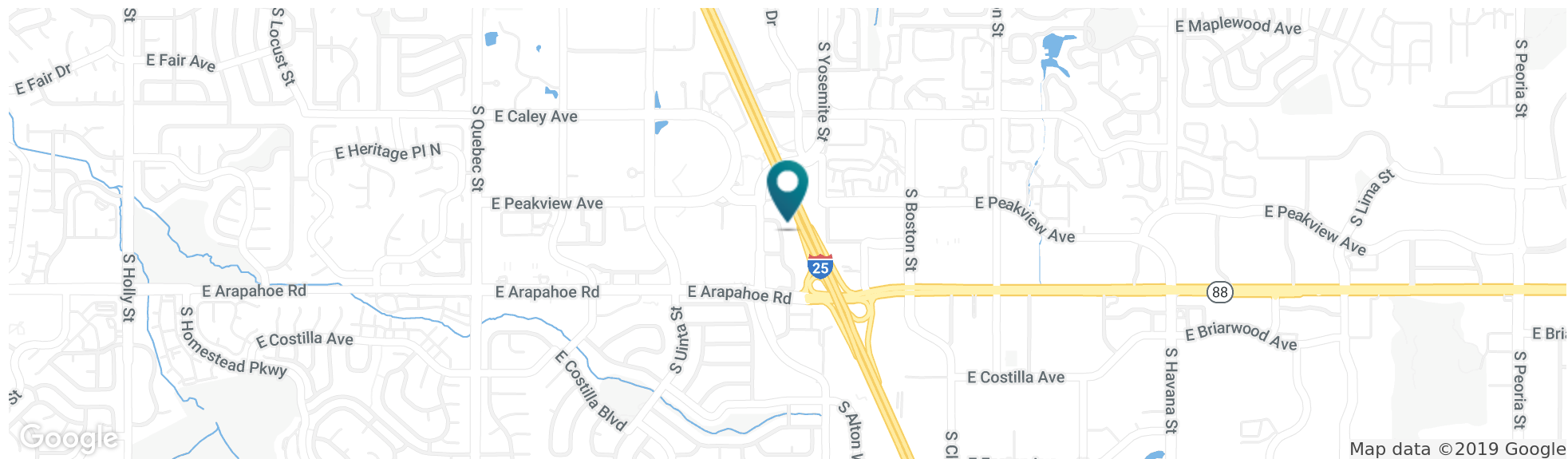


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LOCATION DESCRIPTION

This commercial site just north of the Arapahoe and I-25 intersection. I-25 is located on the east side of the site with a traffic count of almost 180,000 cars per day. Zoning (M-C in Greenwood Village) allows retail commercial, office, hotel and light industrial uses. Adjacent to the north of the site is a 1-acre site owned by CDOT (Colorado Department of Transportation) which will also probably become available in the near future being declared surplus property. Light rail is literally a short walk or moments away at the Arapahoe Road station just to the north of the site. Join Brooks Steak House just north of the site, Arby's and McDonald's, RTD's new light rail and a host of other retailers and offices at I-25 and Arapahoe Road.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.76 Acres

SPECIAL NOTES

- * Major Hotel chain breaking ground directly next to it in 2019 here...
- * Flat site adjacent to multiple national users
- * Possible signage on I-25

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POPULATION

	0.5 MILES	1 MILE	3 MILES
Total population	876	6,754	70,154
Median age	40.5	38.8	40.6
Median age (Male)	37.5	36.6	39.7
Median age (Female)	43.0	40.6	41.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total households	340	2,899	28,970
# of persons per HH	2.6	2.3	2.4
Average HH income	\$103,561	\$105,200	\$113,530
Average house value	\$299,379	\$353,726	\$395,213

* Demographic data derived from 2010 US Census

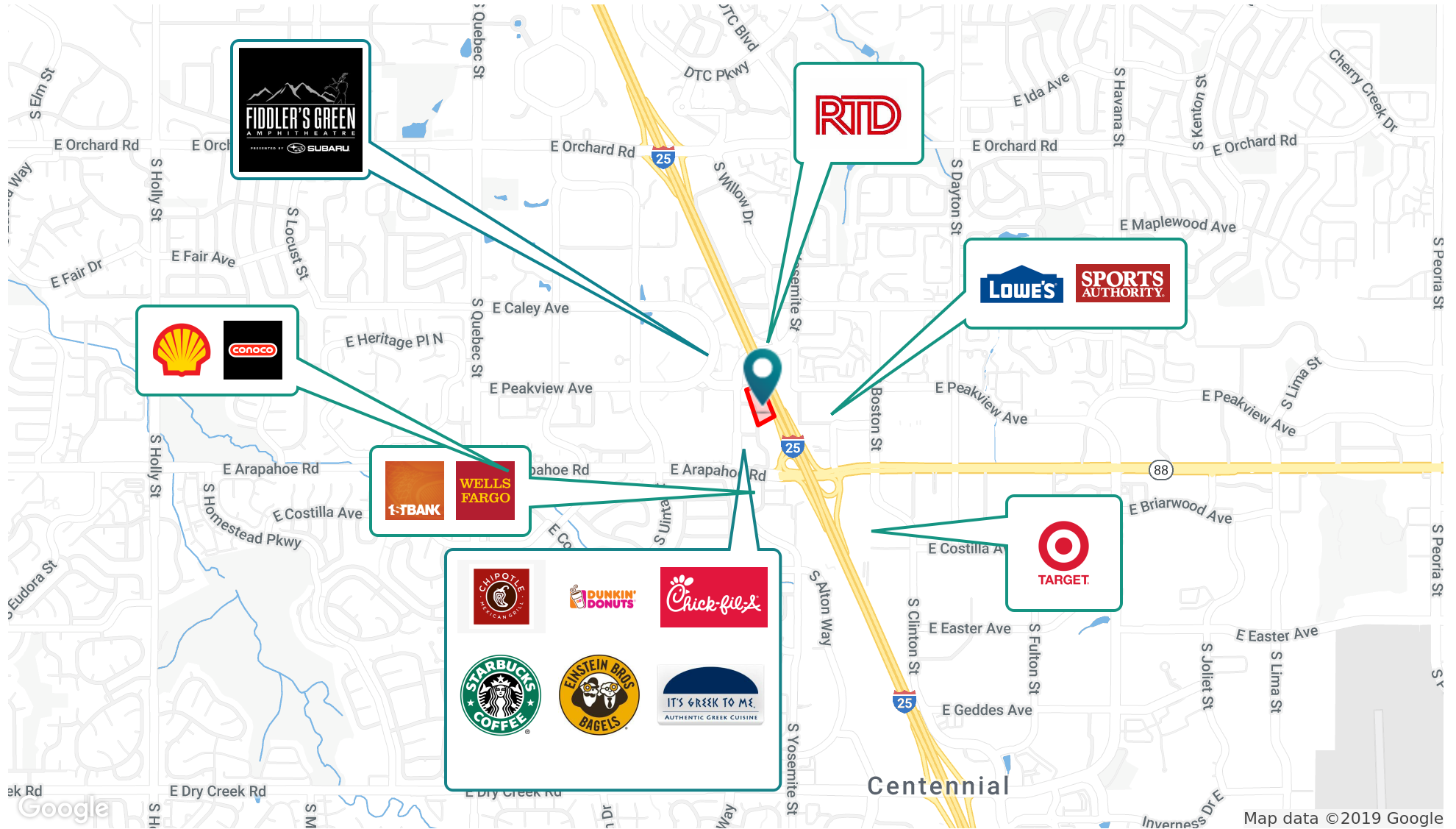
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