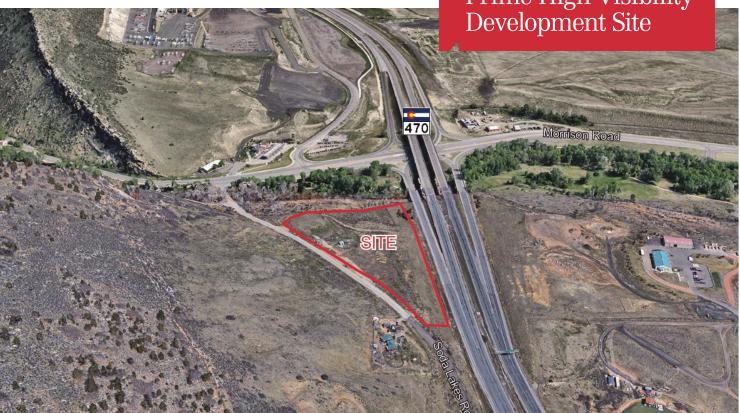


For Sale
Prime High Visibility



3664 Soda Lakes Road

Morrison, Colorado 80465

Property Overview

- 4.77 acre development site located at freeway interchange of C-470 & Morrison Road
- Adjacent to Jefferson County Hogbac open space
- Overlooks Bear Creek State Park with views of Denver
- Close proximity to Red Rocks State Park & Downtown Morrison
- Strong demographics in neighboring communities
- High visibility site with daily exposure to over 85,000 vehicles

Sale Price: \$1,995,000

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Facts

Lot Size:	4.77 AC (207,874 SF)
Zoning:	A-2 (Jefferson County)
Taxes:	\$9,465.64 (2017)

For more information:

Jake Malman

303 565 3042 jmalman@shamesmakovsky.com

Sandy Feld

303 565 3024 sfeld@shamesmakovsky.com

1400 Glenarm Place, Suite 100 Denver, CO 80202 303 534 5005

naishamesmakovsky.com



		er Lal	
Demographics	1 Mile	3 Mile	5 Mile
Population	11,985	98,638	259,852
Average Household Income	\$144,125	\$118,039	\$129,470
Daytime Employees	6,366	50,464	96,534

^{*}Source: SitesUSA



Traffic Counts	Vehicles/Day
C-470 & W. Morrison Rd.	85,000
S. Rooney Rd. & Bear Creek Ave.	19,000
Bear Creek Ave & Soda Lakes Rd.	13,000
*Source: SitesUSA	

For more information:

Jake Malman

303 565 3042 jmalman@shamesmakovsky.com

Sandy Feld 303 565 3024

303 565 3024 sfeld@shamesmakovsky.com

1400 Glenarm Place, Suite 100 Denver, CO 80202 303 534 5005 naishamesmakovsky.com