



LAND FOR SALE

RETAIL/COMMERCIAL PAD SITE

1.04 Acres Usable (2.06 Acres Total)

Bank Owned

Easy Access to E-470

Adjacent to Home Depot & Diamond Shamrock

SALE PRICE: ~~\$835,000~~
\$650,000

BANK OWNED

SWC of W Quincy Ave & Eldridge St | Morrison CO

Matt Call - Principal
303.956.5781 direct
720.420.7529 office
matt.call@navpointre.com

Ian Elfner - Brokerage Services
414.559.6000 direct
720.376.6805 office
ian.elfner@navpointre.com

navpoint
REAL ESTATE GROUP

Soda Lakes

470

73,500 +/-VPD
THE HOME DEPOT



6,255 +/-VPD

W Quincy Ave

S Eldridge St

79,972 +/-VPD

470

W Bellevue Ave

S Simms St

285

W Quincy Ave

S Eldridge St

W Tufts Ave

Reservoirs



SWC of W Quincy Avenue & Eldridge Street | Morrison, Colorado

➤➤ Retail/Commercial Pad Site **FOR SALE**

City: Morrison

County: Jefferson

- Easy Access to E-470
- Adjacent to Home Depot & Diamond Shamrock
- Bank Owned

Allowable uses include but are not limited to:

- Drug Store
- Liquor Store
- Hardware Store
- Bank
- Restaurant/Bar
- Post Office

Demographics:

Population	1 Mile	3 Miles	5 Miles
2022 Projection	5,382	55,757	161,697
2017 Estimate	5,067	52,650	152,443
Growth 2017-2022	6.22%	5.90%	6.07%
Growth 2010-2017	12.70%	10.22%	9.16%
Median Age	38.8	40.2	40.3
Households	1 Mile	3 Miles	5 Miles
2022 Projection	1,954	20,615	65,348
2017 Estimate	1,838	19,436	61,499
Household Size	2.8	2.6	2.4
Household Income	1 Mile	3 Miles	5 Miles
2017 Average	\$89,114	\$111,431	\$101,132
2017 Median	\$82,850	\$93,021	\$80,933

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

