



**AVISON  
YOUNG**

W. Oxford Avenue

S. Natches Court

S. Santa Fe

**SITE**

Radcliff Avenue

**FOR SALE | 7 ACRES OF COMMERCIAL LAND | DIVISIBLE**

**4393 | S. SANTA FE DRIVE**  
ENGLEWOOD, CO 80110

Partnership. Performance.

## EXCELLENT REDEVELOPMENT OPPORTUNITY

### Property Highlights:

- **Sale Price: Negotiable**
- Property Taxes: \$32,073 (2015)
- Acres: 7.046
- Building Size: 20,100 SF
- City/County: Sheridan/Arapahoe
- Zoning: Ind. allowing for a variety of commercial & business uses
- Sewer: Sheridan Sanitation District No. 2
- Water: Denver
- Gas & Electric: Xcel
- Traffic Count: 65,388 (Avg Daily Volume)
- Arapahoe County Enterprise Zone
- Income producing billboard

### Other:

- 3 parcels - divisible
- Santa Fe Drive frontage with high visibility
- Located just south of Santa Fe & Oxford Intersection
- TOD Development near Oxford Lightrail and City of Sheridan Transit Stop (C,D lines)
- Inclusive in South Santa Fe Business Park & City of Sheridan Bond Improvement Program

### Suggested Uses:

- Light duty truck rental & sales lot
- Boat & RV sales lot
- Garden Center/Nursery
- Brewery
- Mixed-use retail
- Family sports and entertainment
- Self-Storage
- Luxury personal garages

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