



KINGS POINTE marketplace

NEQ East Cottonwood Drive & South Parker Road, Parker, CO

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NEW RETAIL PADS FOR GROUND LEASE OR BTS &
NEW IN-LINE BUILDING FOR LEASE



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

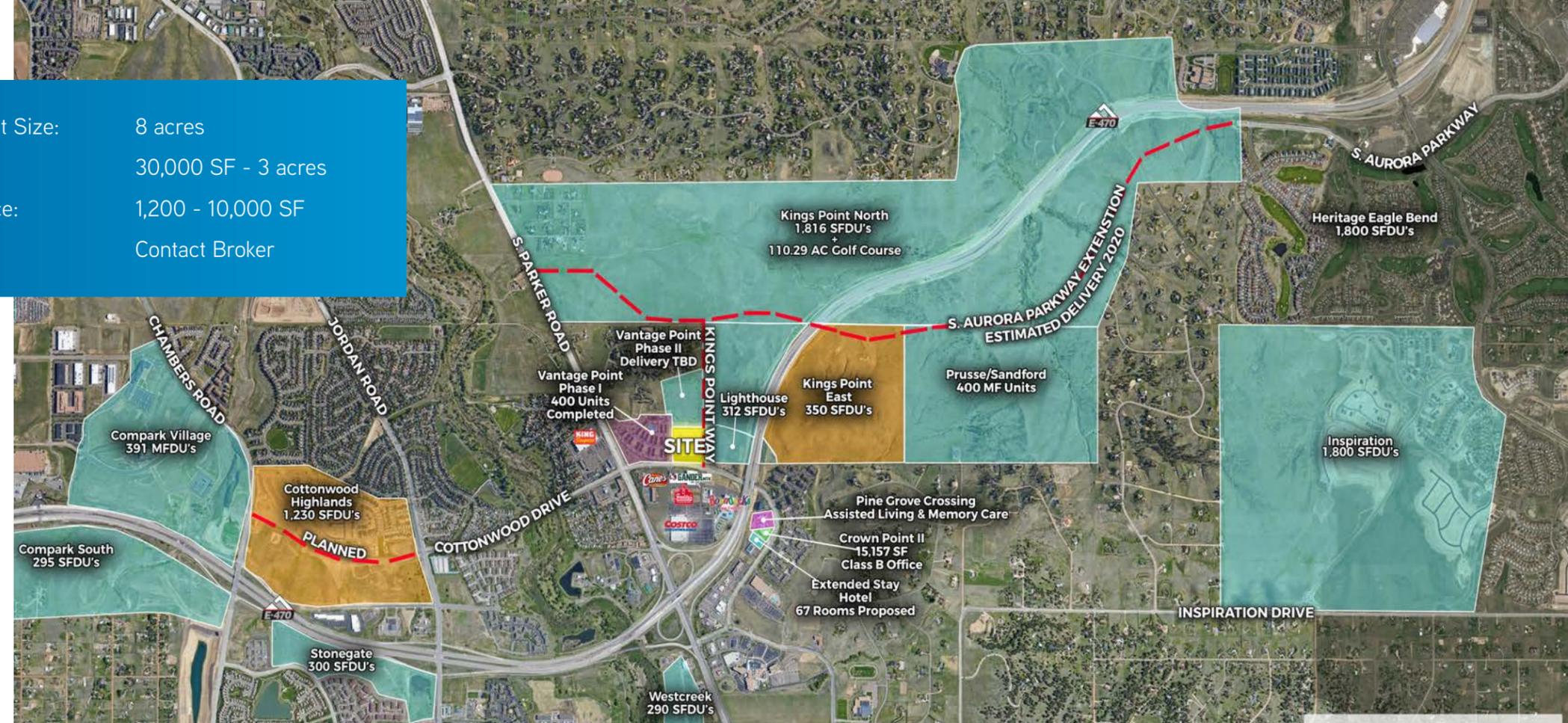
Developed By: CADENCE

KINGS POINTE marketplace

Total Project Size: 8 acres
 Pads: 30,000 SF - 3 acres
 In-line Space: 1,200 - 10,000 SF
 Price: Contact Broker

HIGHLIGHTS

- > High growth area with approximately 3,500 multi-family and single family units planned
- > The Aurora Parkway extension, which will connect to Parker Road will start Q3 2018
- > Located at the entrance to the 650 multi-family development - 400 units completed, remaining 250 by Q2 2019
- > Boondocks, Costco and newly opened Raising Cane's located south of the site
- > Across from recently redeveloped 123,000 SF King Soopers Marketplace



TRAFFIC COUNTS

E-470 WEST OF S. PARKER RD.:	44,000 VPD
E-470 EAST OF S. PARKER RD.:	37,000 VPD
S. PARKER RD. NORTH OF E-470:	45,000 VPD
S. PARKER RD. SOUTH OF E-470:	55,000 VPD
S. PARKER RD. NORTH OF COTTONWOOD DR:	39,000 VPD

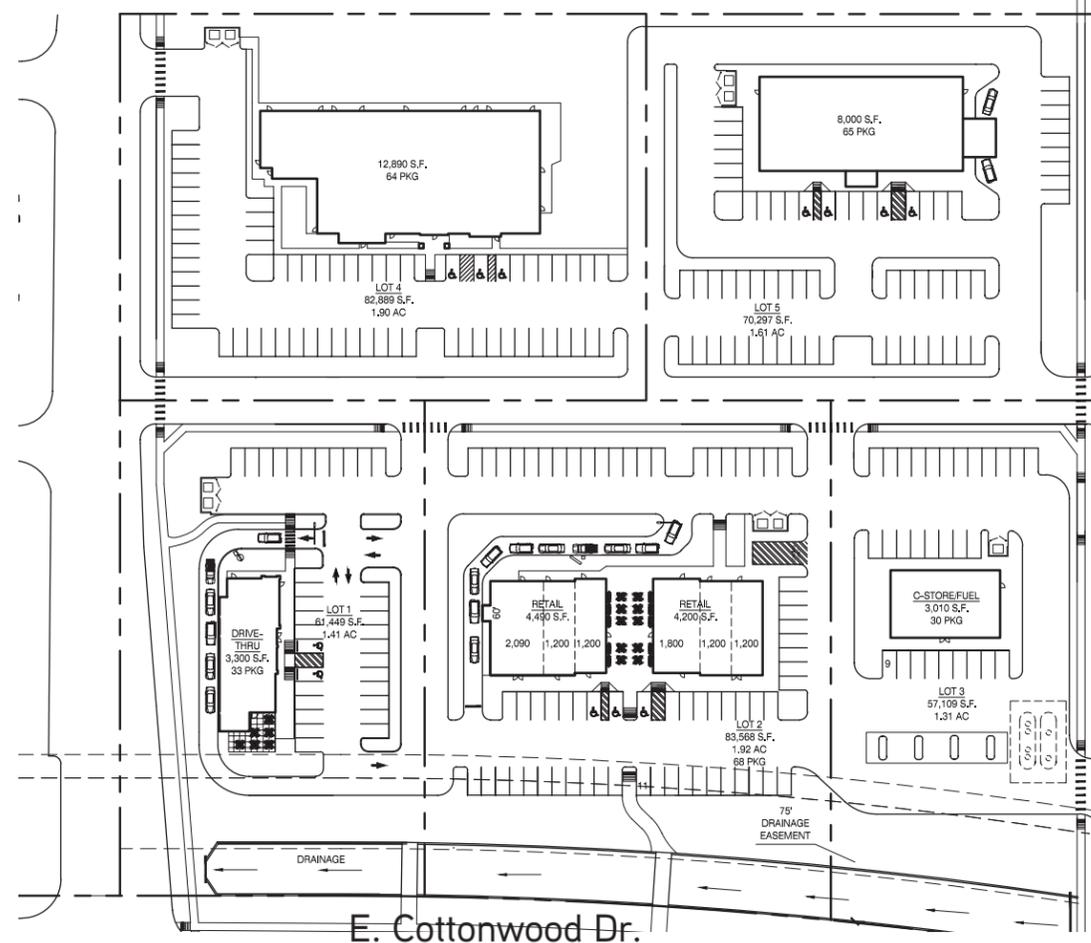
Source: MPSI 2017 Estimates

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,283	51,536	176,233
Average HH Income	\$85,103	\$114,470	\$126,101
Employees	5,702	44,011	178,343

Source: ESRI 2018 Estimates

CONCEPTUAL SITE PLAN



AVAILABLE LOTS

- Lot 1 - 1.41 AC
- Lot 2 - 1.92 AC
- Lot 3 - 1.31 AC
- Lot 4 - 1.90 AC
- Lot 5 - 1.61 AC