

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

UP TO 8.2 ACRES AVAILABLE

NW Corner East 6th Parkway & Gun Club Road, CO 80018

42,618
VEHICLES
PER DAY

LOT 3
+/- 96,396 SF
M-F

LOT 2
3 ACRES +/-
COMMERCIAL

LOT 1
+/- 131,100 SF
COMMERCIAL

9,652
VEHICLES
PER DAY

11,954
VEHICLES
PER DAY

QT QuikTrip

navpoint
REAL ESTATE GROUP



MIKE QUINLAN Brokerage Services
mike.quinlan@navpointre.com
p: 303.726.4730



BRENT HAM Brokerage Services
brent.ham@navpointre.com
p: 303.513.8189

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this prime 8.2 acre commercial development opportunity located at NW Corner East 6th Parkway & Gun Club Road, CO 80018. The land is adjacent to a brand new high-volume QuikTrip store, boasting exceptional frontage and visibility from Highway 470 (42,618 VPD) and 6th Avenue Parkway and Gun Club Road (21,606 VPD) The site presents a prime opportunity for commercial development with convenient access and connectivity with Quiktrip. Three pad sites spanning a total of 8.2 acres, this property offers significant potential for retail and other commercial ventures seeking a high-traffic location.

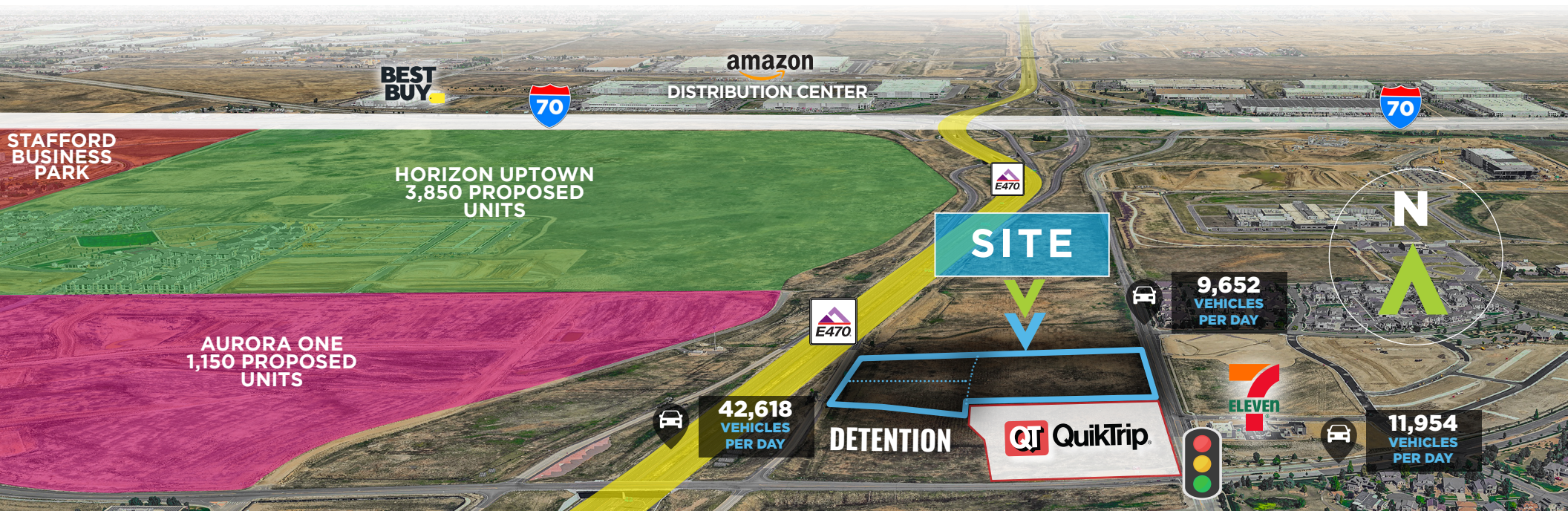
Investment Highlights

- Easy access to the entire metro area via E-470 or I-70
- Adjacent to Brand New High Volume QuikTrip Location
- Vacant land in the Lamar Landing Master Plan Development adjacent to a new QT Convenience Store. Convenient access to the E-470.

Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.

[LINK TO ZONING](#)



PROPERTY OVERVIEW



PURCHASE PRICE

CONTACT BROKER



LAND AREA

UP TO 8.2 ACRES

(3 parcels available) 96,396 SF /
131,100 SF / approx. 3 acres



ASSET NUMBER

E4209



ZONING

M-F & C
[LINK TO ZONING](#)

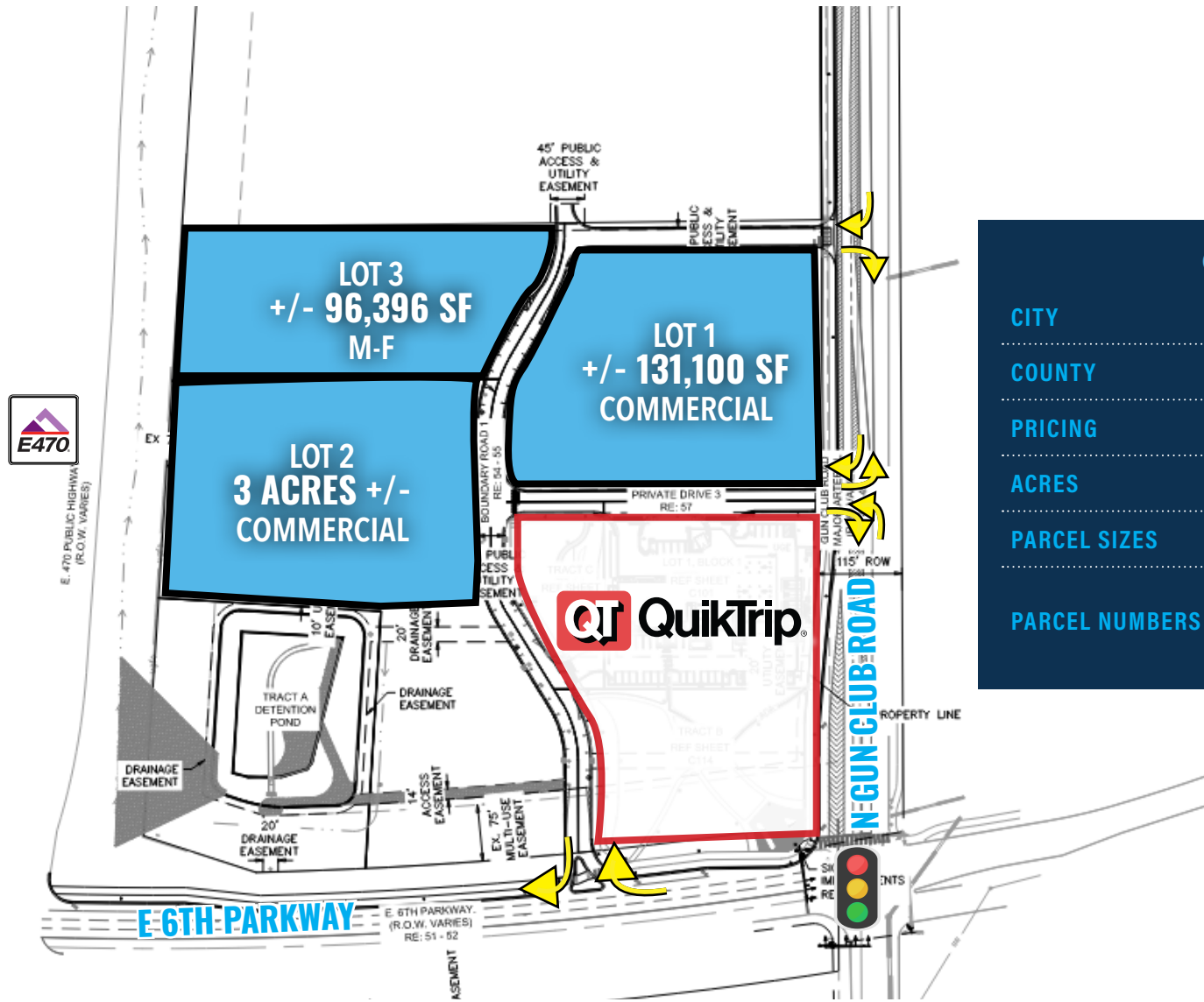


UTILITIES

AVAILABLE



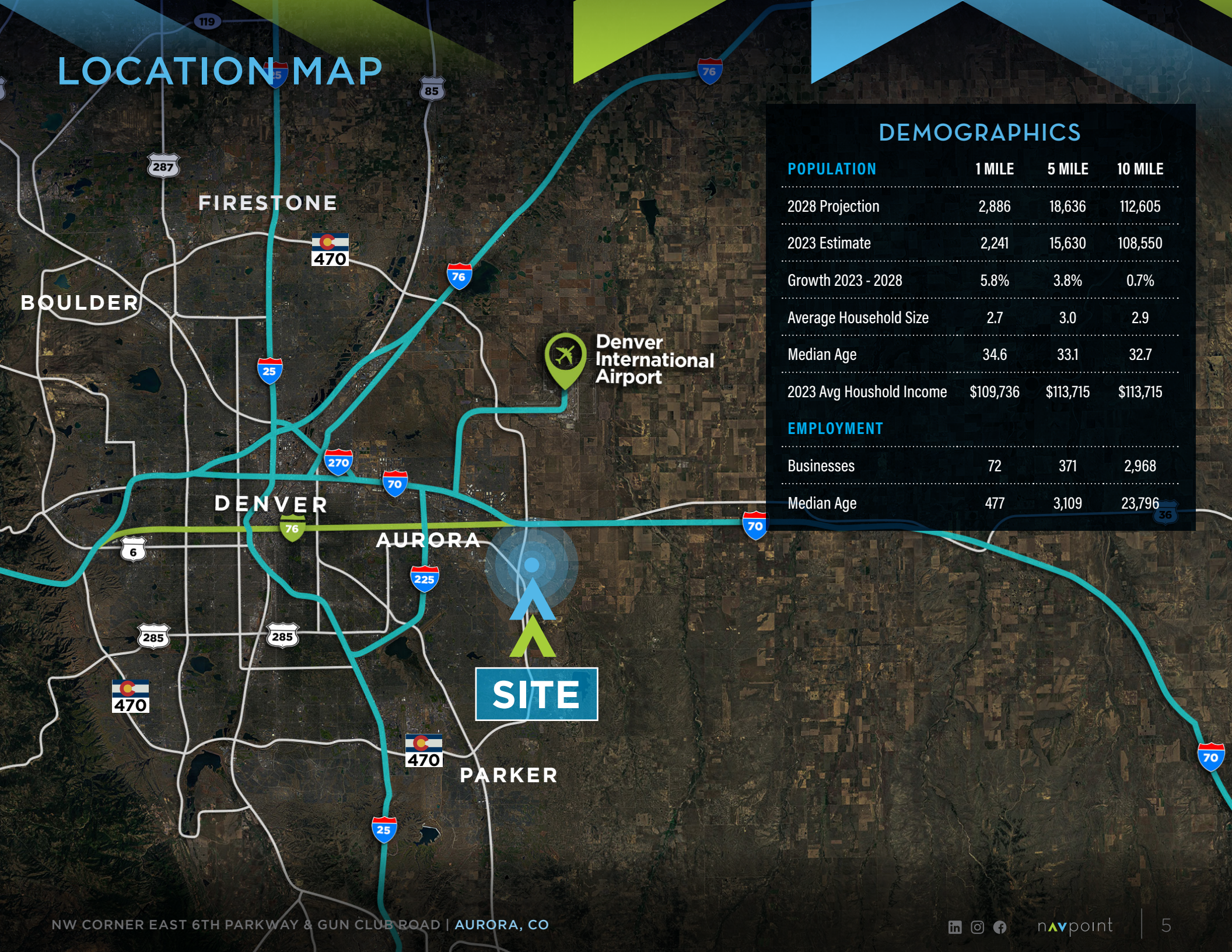
SITE PLAN



OVERVIEW

CITY	Aurora
COUNTY	Arapahoe
PRICING	Contact Broker
ACRES	Up to 8.2 Acres
PARCEL SIZES	Up to 8.2 Acres
PARCEL NUMBERS	1975-12-1-05-002
	1975-12-1-05-003
	1975-12-1-05-004

LOCATION MAP



DEMOGRAPHICS

POPULATION

	1 MILE	5 MILE	10 MILE
2028 Projection	2,886	18,636	112,605
2023 Estimate	2,241	15,630	108,550
Growth 2023 - 2028	5.8%	3.8%	0.7%
Average Household Size	2.7	3.0	2.9
Median Age	34.6	33.1	32.7
2023 Avg Houshold Income	\$109,736	\$113,715	\$113,715

EMPLOYMENT

Businesses	72	371	2,968
Median Age	477	3,109	23,796

RETAIL MAP



amazon

Whirlpool®

amazon



FERGUSON

FURNITURE ROW.
Real Furniture. Real Value.



BEST BUY

Winsupply
THE WIDESPPLY FAMILY OF COMPANIES

KeHE

O'Reilly AUTO PARTS
A ROBERTSON INDUSTRIES COMPANY

E COLFAX AVE



amazon

WELLS FARGO

T-Mobile GameStop

petco GNC LIVE WELL PNC

DOLLAR TREE SUBWAY FIVE GUYS
BURGERS and FRIES



O'Reilly AUTO PARTS Walmart amazon

ROSS DRESS FOR LESS BEST BUY WINSTONS DEL TACO DQ

SITE

E 6TH PARKWAY

N GUN CLUB ROAD



QuikTrip

PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,700 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER
\$1.5B
IN CLOSED TRANSACTIONS
Since 2011

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

UP TO 8.2 ACRES AVAILABLE

NW Corner East 6th Parkway & Gun Club Road, CO 80018

**42,618
VEHICLES
PER DAY**

LOT 3
+/- 96,396 SF
M-F

LOT 2
3 ACRES +/-
COMMERCIAL

LOT 1
+/- 131,100 SF
COMMERCIAL

**9,652
VEHICLES
PER DAY**

**11,954
VEHICLES
PER DAY**

QT QuikTrip

navpoint
REAL ESTATE GROUP



MIKE QUINLAN Brokerage Services
mike.quinlan@navpointre.com
p: 303.726.4730



BRENT HAM Brokerage Services
brent.ham@navpointre.com
p: 303.513.8189