

# RARE COMMERCIAL DEVELOPMENT OPPORTUNITY COMING SOON ADJACENT TO NEW QUIKTRIP

0.90 - 7.74 ACRES PADS AVAILABLE | 168TH & I-76 IN LOCHBUIE  
Northwest Quadrant of 168th & I-76 in Lochbuie, CO



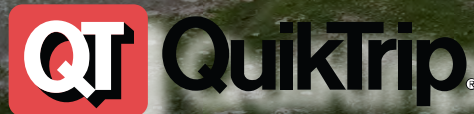
**32,375**  
VEHICLES  
PER DAY

LOT 5  
+/- 205,611 SF  
+/- 4.720 ACRE  
COMMERCIAL

LOT 4  
+/- 337,438 SF  
+/- 7.746 ACRE  
COMMERCIAL

LOT 3  
+/- 36,472 SF  
+/- 0.906 ACRE  
COMMERCIAL

LOT 2  
+/- 45,560 SF  
+/- 15.5 ACRE  
COMMERCIAL



BONANZA BLVD

E 168TH AVE

NORTH



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

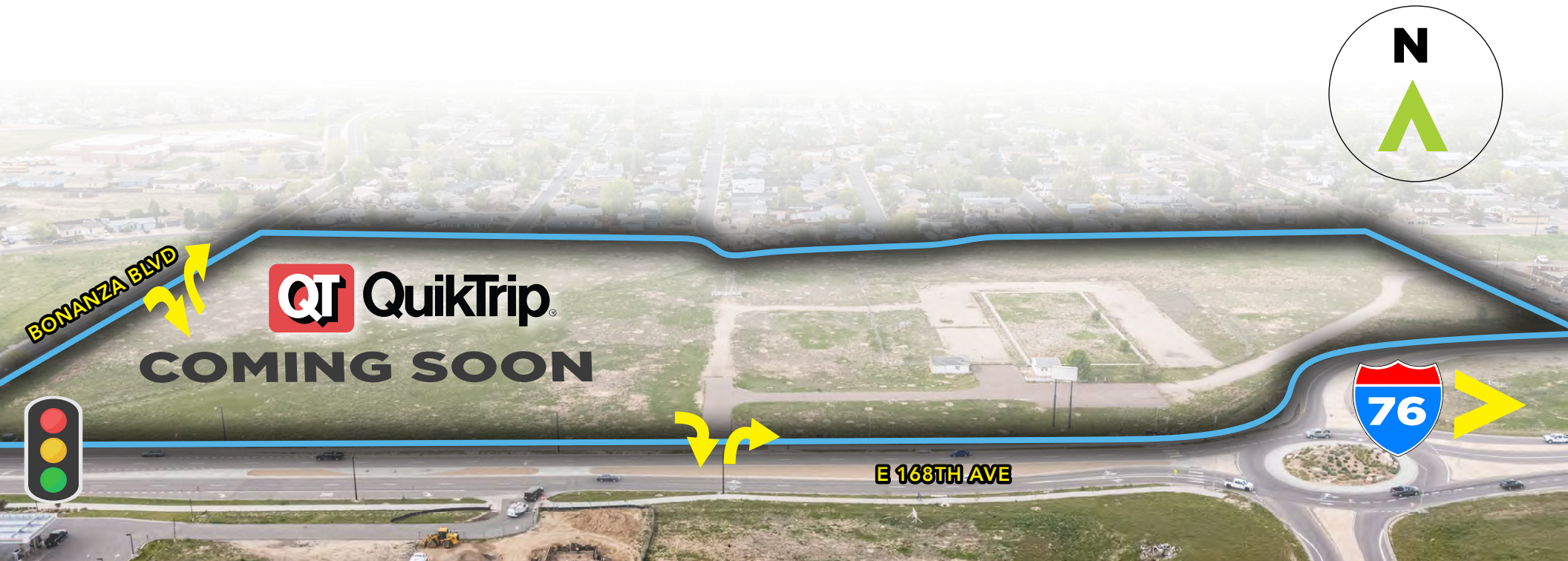
NavPoint Real Estate Group is pleased to present this rare three available lots with sizes ranging from 0.90-7.74 acres adjacent to a new Quiktrip located at the Northwest Quadrant of 168th & HWY I-76 in Louchbuie, CO. The land is adjacent to a future high-volume QuikTrip store, boasting exceptional frontage and visibility from HWY I-76 (32,375VPD) and convenient access via an intersection connecting Bonanza Blvd and 168th Ave. The site presents a prime opportunity for commercial development. Spanning three parcels totaling 625,081 square feet, this property offers significant potential for retail, hospitality, or other commercial ventures seeking high-traffic locations.

## Investment Highlights

- Rare commercial redevelopment and in Louchbuie, CO
- Prime visibility and access from I-76
- Nearby to dense residential and a future QuikTrip

## Deed Restrictions

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





# PROPERTY OVERVIEW

**\$** PURCHASE PRICE  
**CONTACT BROKER**

**↙ ↗** LAND AREA  
**625,081 SF**

**↙ ↗** SITE SIZE (ACRES)  
**15.5 ACRES** (TOTAL LAND AREA)  
**0.90-7.74** (AVAILABLE)

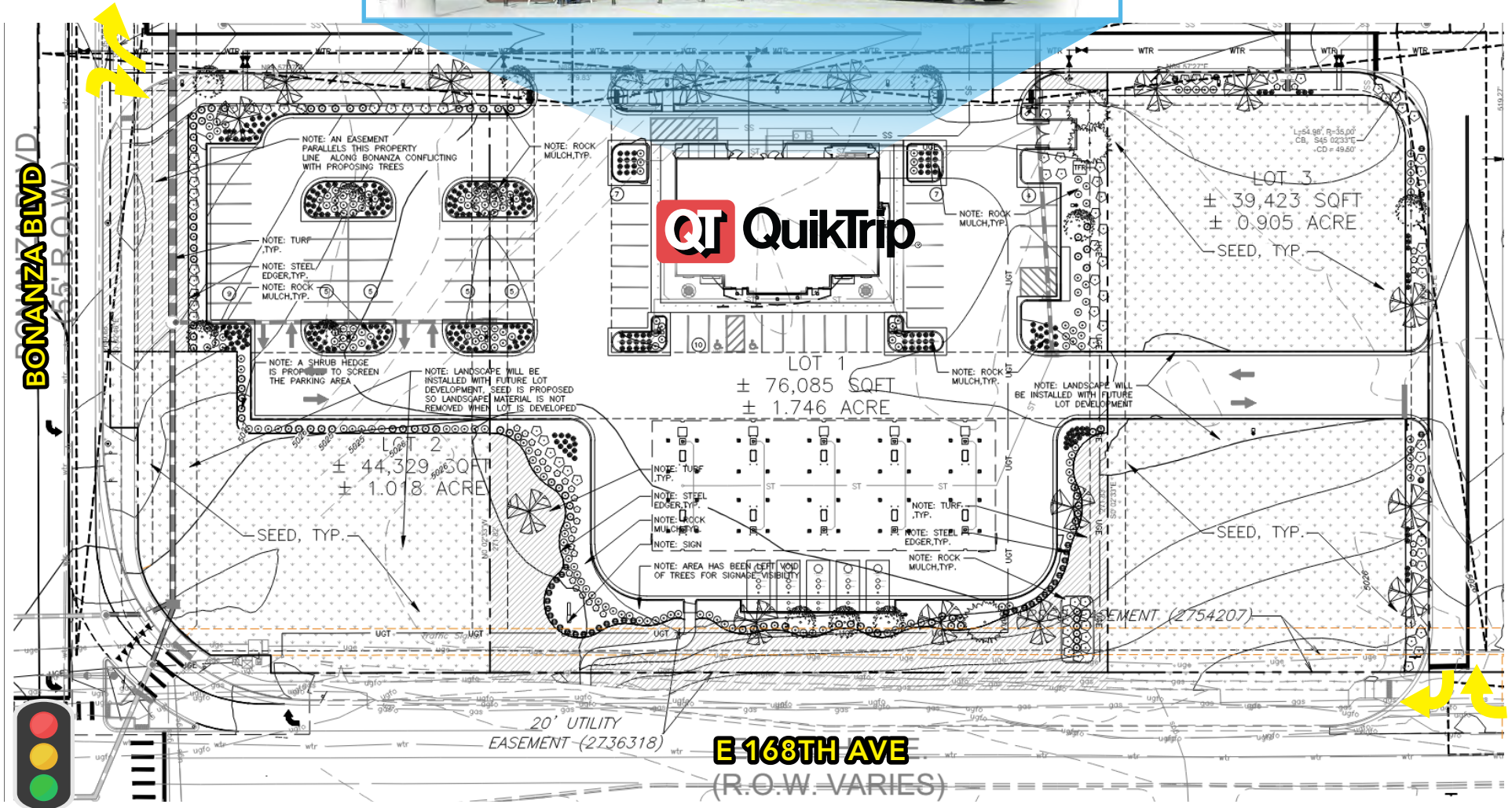
**↙ ↗** ZONING  
**C3**

**🔋** AVAILABLE  
**COMING SOON**



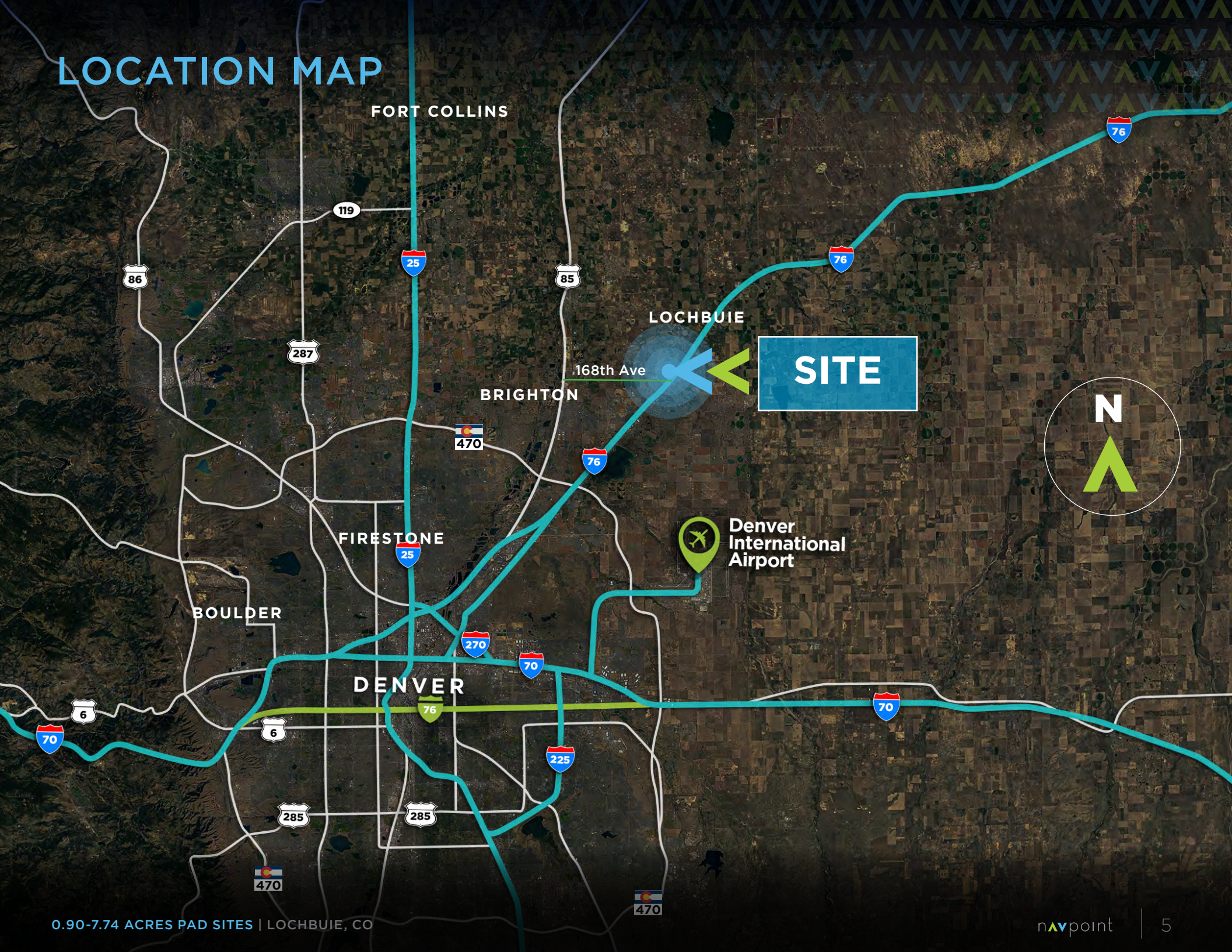


# SITE PLAN





# LOCATION MAP





# PROPERTY PHOTOS



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VEHICLES  
PER DAY



**E 168TH AVE**

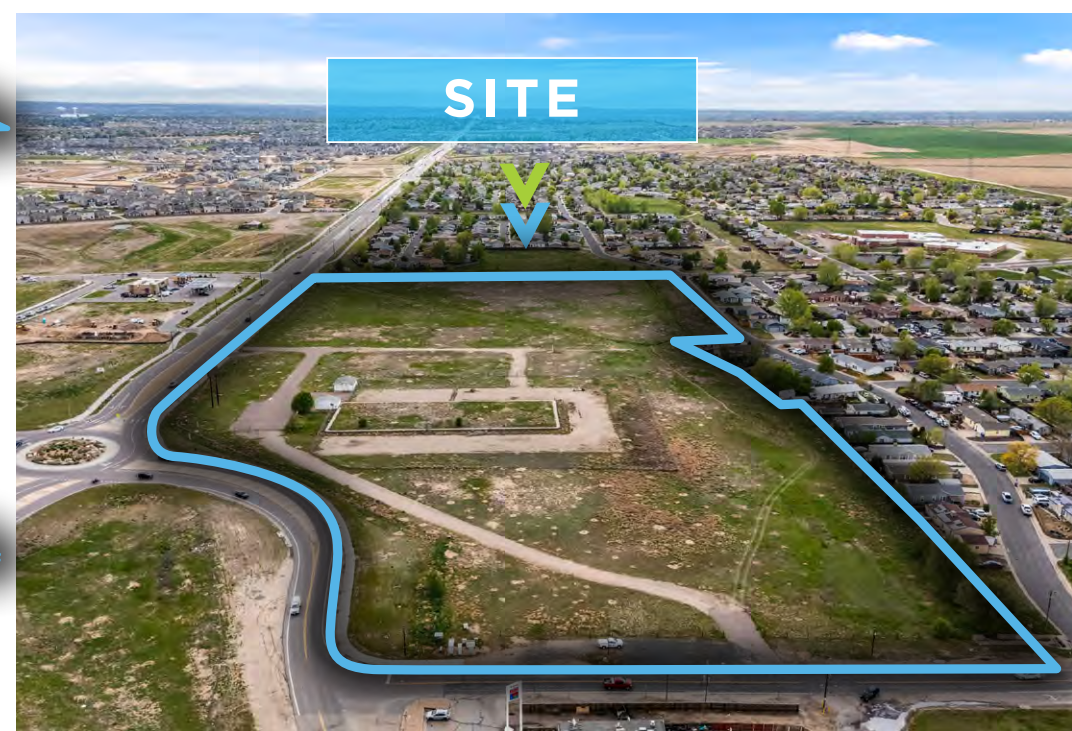
**BONANZA BLVD**



**COMING SOON**



# 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 900 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER  
**\$1.34B**  
IN CLOSED TRANSACTIONS  
*Since 2011*



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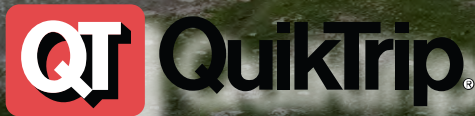
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