

# RARE COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

**1.577 - 7.24 ACRES AVAILABLE**  
NE Corner of N Chambers Rd & E 35th Ave in Aurora, CO



**35,843**  
VEHICLES  
PER DAY

**111,814**  
VEHICLES  
PER DAY



LOT 2  
+/- 68,688 SF  
+/- 1.577 ACRES

LOT 3  
+/- 77,595 SF  
+/- 1.781 ACRES

LOT 4  
+/- 169,100 SF  
+/- 3.882 ACRES

TRACT A DETENTION

**N CHAMBERS RD**

**E 35TH AVE**

**HELENA ST**



**NORTH**

**navpoint**  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present commercial parcels ranging in size from 1.577 to 7.24 acres directly adjacent to a new Quiktrip located at the Southeast Quadrant of I-70 and Chambers Road in Aurora, CO. The available parcels have direct frontage and visibility from Chambers (35,843 VPD) and I-70 (111,814 VPD). The property has direct access to the I-70 and Chambers Road interchange. With strong surrounding growth, high daily traffic exposure, and immediate access to major transportation routes, this offering presents an outstanding opportunity for retailers, service users, and investors seeking a strategic location in one of the area's fastest-growing and most highly trafficked corridors.

## Property Highlights

- Rare commercial development in Aurora
- Prime visibility and access from I-70 and N Chambers Rd
- Directly adjacent to new 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**

**↙ ↗** TOTAL ACREAGE  
**7.24 ACRES**

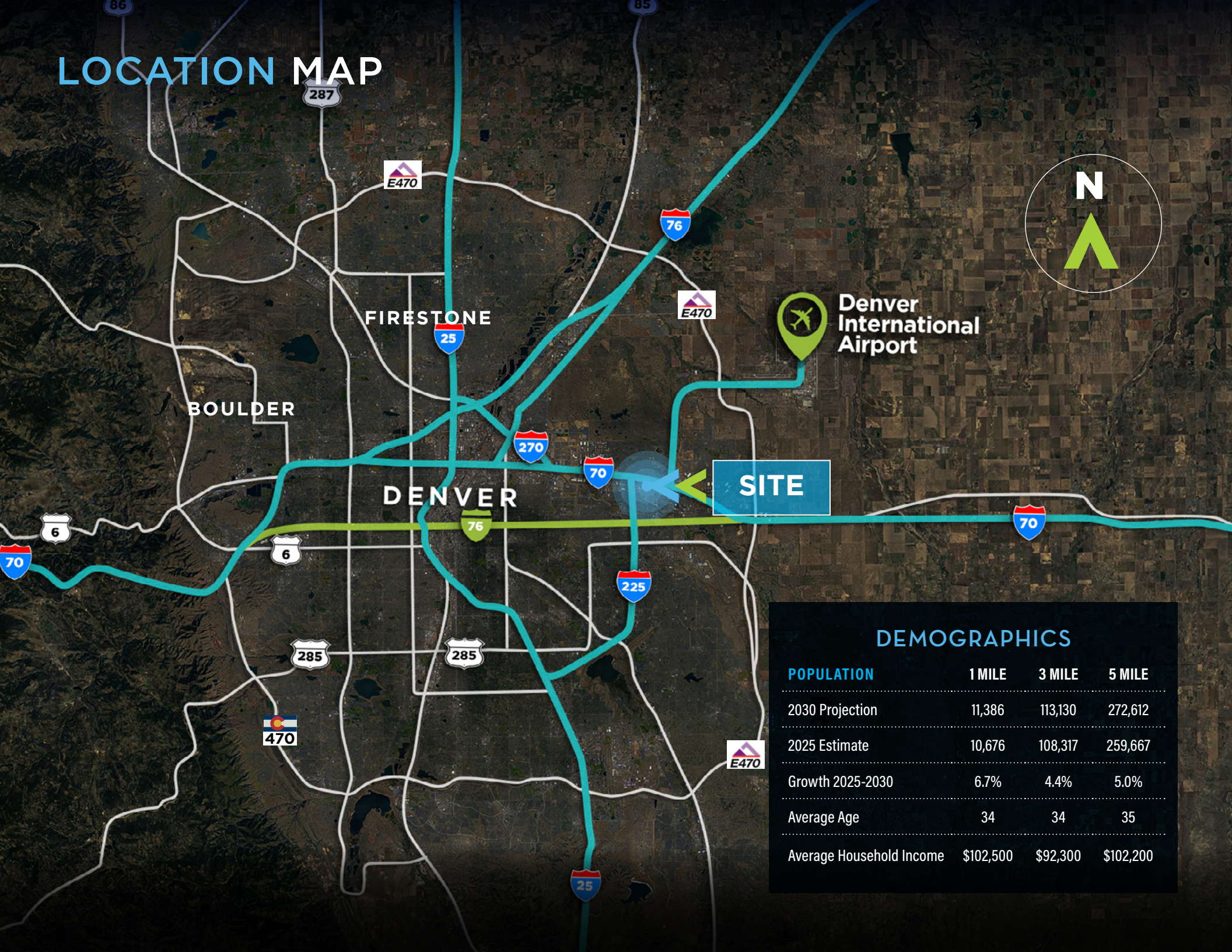
**↙ ↗** AVAILABLE PARCELS  
**1.577 - 7.24 ACRES**

**📍** ZONING  
**MU-C**





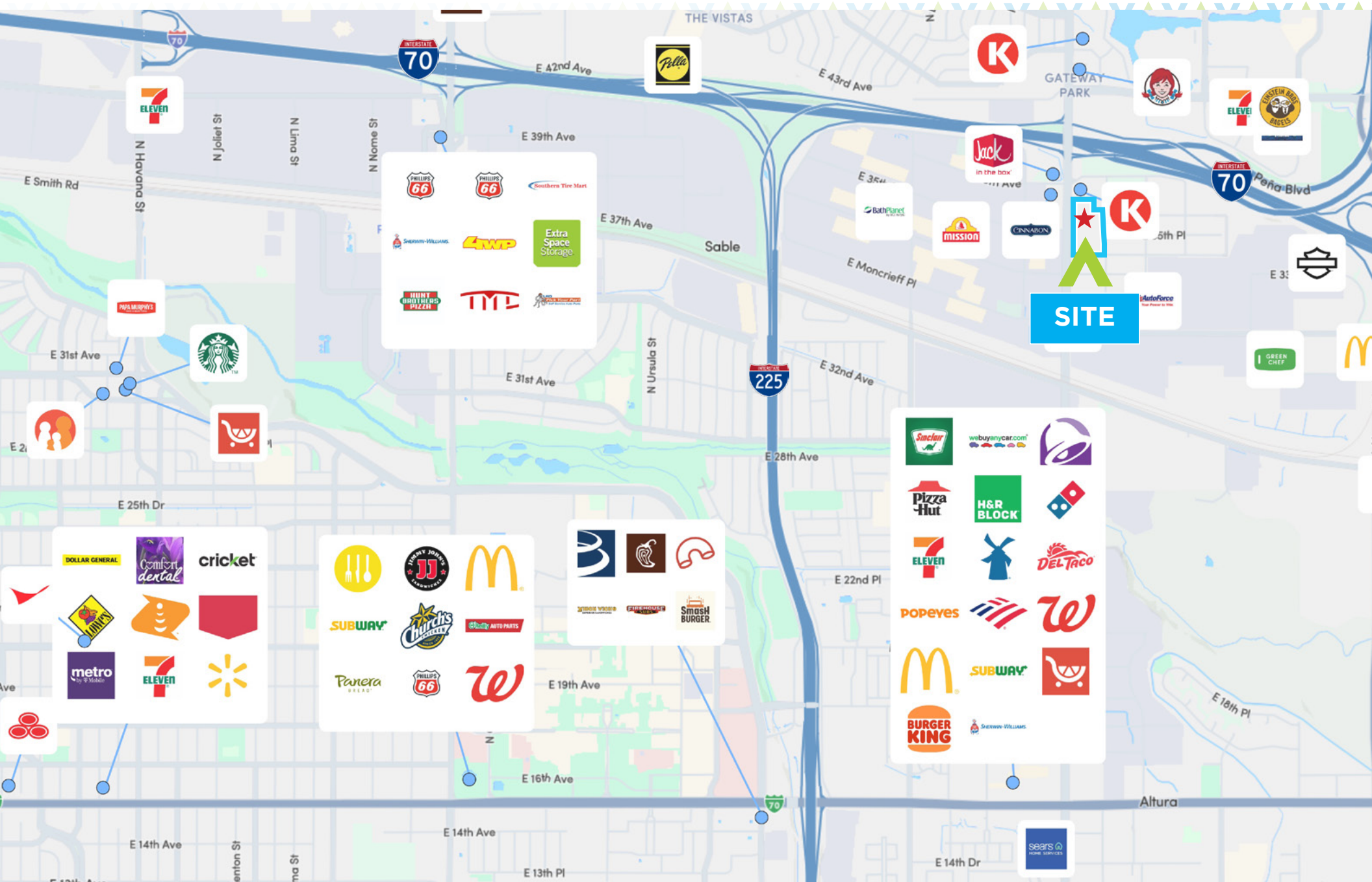
# LOCATION MAP



### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	11,386	113,130	272,612
2025 Estimate	10,676	108,317	259,667
Growth 2025-2030	6.7%	4.4%	5.0%
Average Age	34	34	35
Average Household Income	\$102,500	\$92,300	\$102,200

# AREA RETAIL



# 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 1,630 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY  
**\$2B**  
IN CLOSED TRANSACTIONS  
*Since 2011*

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