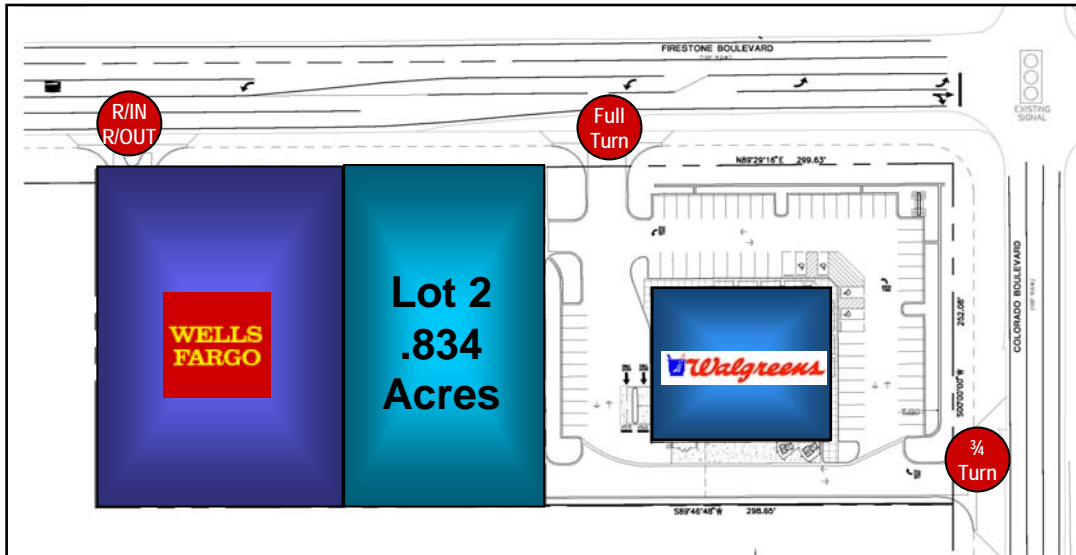




**EDGEMARK**  
Development LLC

# AVAILABLE LAND ZONED RETAIL / COMMERCIAL



## COLORADO BOULEVARD & FIRESTONE BOULEVARD

FIRESTONE, COLORADO

REPRESENTED BY: EDGEMARK DEVELOPMENT LLC  
410 17TH STREET  
SUITE 1705  
DENVER, COLORADO 80202

CONTACT: JON DOUGLAS  
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- *Retail Pad Available for Sale, Ground Lease or Build-to-Suit*
- *Adjacent to the new King Soopers Anchored Shopping Center*
- *Easy Access from I-25 – Less Than 2 Miles Away*
- *Main Commuter Route to I-25*
- *Located in a Fast Growing Residential Area with Strong Traffic Counts*

**Lot Description:** Lot 2 , Mountain View Retail Center  
**Size:** 36,738 Square Feet  
**Dimensions:** Rectangular 147' by 251'  
**Sanitary / Electricity /Communications / Gas:** To Site  
**Water:** To site  
**Detention & Storm:** On Site  
**Off Sites:** Depends on Future Use  
**Common Area Agreement:** Yes  
**Zoning:** PUD-NC (Planned Unit Development – Neighborhood Center), Town of Firestone

**Trade Area Demographics:**

	<i>Population</i>	<i>Average HH Income</i>	<i>Business/Employees</i>
1 Mile	2,677	\$75,104	24 / 89
3 Mile	9,454	\$74,774	259 / 3,755
5 Mile	19,439	\$74,040	664 / 7,433

**Traffic Counts:** On Firestone Boulevard at Colorado Boulevard 12,250 Cars Daily  
 On Colorado Boulevard at Firestone Boulevard 8,950 Cars Daily

All information contained herein is deemed reliable but is subject to error, omissions, change in status or withdrawal without notice.