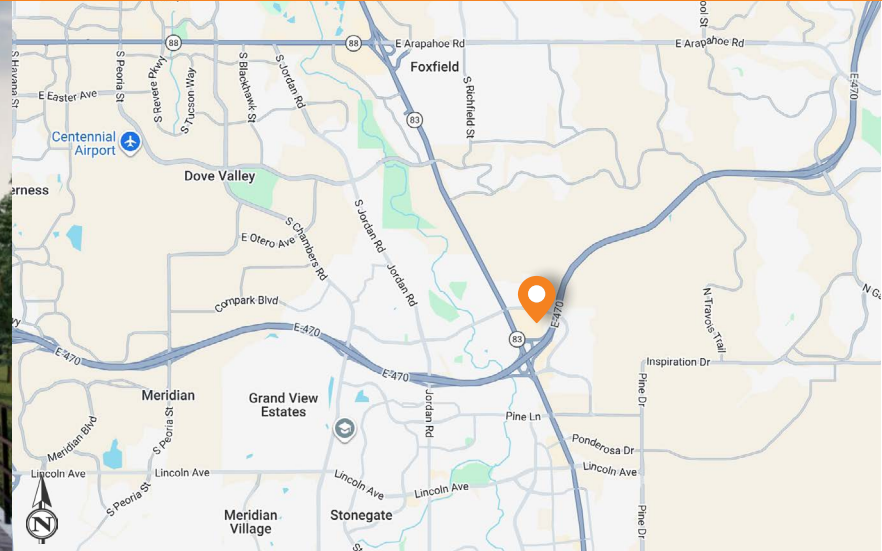


KINGS POINT

NWQ COTTONWOOD DRIVE & E-470 PARKER, CO



PADS AVAILABLE

- 3,250 SF - 45,000 SF
- 1.39 AC

PROPERTY HIGHLIGHTS

- JOIN & **STARBUCKS!**
- Retail pads available adjacent to Costco and Trader Joe's and nearby recently remodeled King Soopers Marketplace.
- Visibility to E-470, interchange at Parker Rd, signalized access off Cottonwood Dr.
- The Proposed Aurora Parkway extension will connect to Parker Road.
- Kings Point Way (under construction) feeds into explosive housing growth: 3,093 new single-family homes and multi-family units planned.

TRAFFIC COUNTS

On Parker Road south of E-470	59,982 CPD
On E-470 west of Parker Rd	54,973 CPD
On E-470 east of Parker Rd	68,573 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
POPULATION	6,178	59,040	191,768
AVERAGE HH INCOME	\$101,403	\$156,492	\$177,166
BUSINESSES	274	2,954	9,418
EMPLOYEES	1,821	21,170	87,816

Source: Applied Geographic Solutions, 2025 Estimates

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