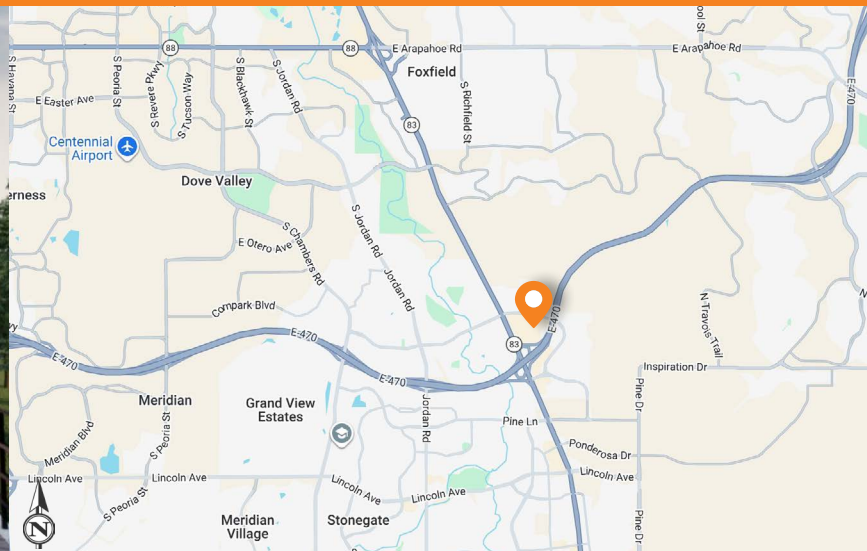


KINGS POINT

NWQ COTTONWOOD DRIVE & E-470 PARKER, CO



FOR GROUND LEASE

PADS AVAILABLE

- 1.39 AC AVAILABLE IN PHASE I
- PADS CAN SIZE TO SUIT IN PHASE II

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	60,761 CPD
On E-470 west of Parker Rd	56,897 CPD
On E-470 east of Parker Rd	64,481 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
 POPULATION	6,047	61,211	198,353
 AVERAGE HH INCOME	\$116,958	\$168,710	\$183,931
 BUSINESSES	267	3,091	9,935
 EMPLOYEES	1,895	22,623	94,321

Source: Applied Geographic Solutions, 2026 Estimates

ROBIN NICHOLSON
303.577.9971
robin.nicholson@dhlb.com

PHILIP HICKS
303.694.6082
phil@dhlb.com

KINGS POINT

NWQ COTTONWOOD DRIVE & E-470 PARKER, CO

dhlb
RETAIL BROKERAGE



NWQ COTTONWOOD DRIVE & E-470 PARKER, CO





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

PHILIP HICKS

303.694.6082

phil@dhlb.com

ROBIN NICHOLSON

303.577.9971

robin.nicholson@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)