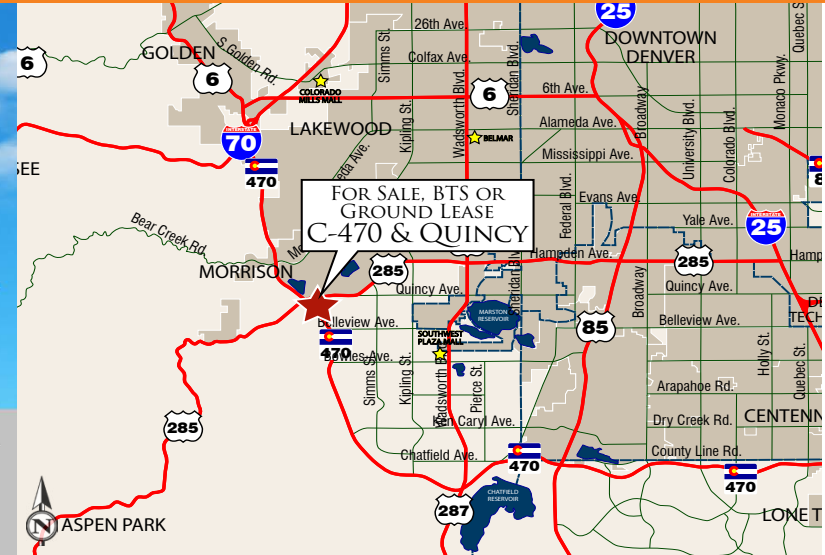


QUINCY LANDING

SEC OF HIGHWAY 285 & C-470 - MORRISON, CO 80465



AVAILABLE

9.8 Acre Retail Development

PROPERTY HIGHLIGHTS

- 9.8 Acre Retail Development with Opportunities for Ground Lease or BTS
- Excellent visibility and access from C-470 and Quincy Avenue.
- Existing zoning provides a variety of uses including:
 - Retail
 - Restaurant/Drive-thru
 - Medical
 - Automotive
 - Child Care
 - Office
- Join Home Depot at this new retail center in an underserved trade area.

TRAFFIC COUNTS

On Hwy 285 heading west toward C-470	31,484 CPD
On C-470 at Quincy Avenue	73,194 CPD
On Quincy Ave west of Simms Street	6,228 CPD

Source: CDOT 2026

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,366	47,008	141,162
AVERAGE HH INCOME	\$152,384	\$191,800	\$166,817
BUSINESSES	123	1,737	6,391
EMPLOYEES	483	8,050	43,527

Source: Applied Geographic Solutions, 2026 Estimates

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NEARBY RETAILERS



QUINCY LANDING

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- Visible highway site with 30 foot pylon sign.
- Opportunity to co-locate with Home Depot.
- 10 minutes from Red Rocks Amphitheater, the top-grossing and most attended concert venue in the world.

LOT 1: 1.50 Ac
LOT 2: 1.22 Ac
LOT 3: 0.99 Ac
LOT 4: 1.09 Ac
LOT 5: 4.53 Ac



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