

COMMERCIAL LAND FOR SALE

SALE PRICE \$2,400,000

Property Details

Located adjacent to some of the strongest big-box retail sites in Colorado, the subject property features 434 feet of frontage on the eastern side of Washington and totals 15.6 acres. This land is located at a signal, has quick access to I-25 located and Hwy 7 and seller financing is available.

Profitable Location

The Larkridge Costco ranks in the top 1% of all Costcos in the Western United States.

The Larkridge Grand Sears is the top grossing retail store in Colorado and among the best performing stores in the Mountain States.

Kaiser Permanente purchased 7 acres just west of the subject property and plans to building their Colorado headquarters in this location.

Contact Information

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16200 Washington Street
Unincorporated Adams County, Colorado

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16200 Washington Street Unincorporated Adams County, Colorado



Demographics

	1 Mile	3 Mile	5 Mile
Total Population:	476	16,785	92,206
Total Households:	221	3,618	25,291
Avg. HH Income:	\$111,555	\$109,571	\$103,949
# of Employees:	485	1,811	9,302

Traffic Counts

	Cross Street	Cars/Day
I-25:	East 160th Ave.	80,900
Highway 7:	East 162nd Ave.	15,100
160th Ave:	Washington	8,400

Features

County/City:	Adams/Unincorporated Adams County
Land Size:	+/- 15.6 acres
Square Feet:	+/- 679,536 SF
Electricity:	United Power
Gas:	Xcel Energy
Cable:	Direct TV
Phone/Internet:	Qwest
Water:	North Washington Water Users Association
Annex into	
City of Thornton:	City utilities
Financing:	Owner willing to carry

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