

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile		
Population	6,178	59,040	191,768	On Parker Road south of E-470	63,965 Cars/day
Average HH Income	\$101,403	\$156,492	\$177,166	On E-470 west of Parker Rd	48,737 Cars/day
Businesses	274	2,954	9,418	On E-470 east of Parker Rd	53,958 Cars/day
Employees	1,821	21,170	87,816		
Source: Applied Geographic Solutions, 2025 Estimates					



FOR MORE INFORMATION, PLEASE CONTACT



PHILIP HICKS 303.694.6082 phil@dhlb.com
ROBIN NICHOLSON 303.577.9971 robin.nicholson@dhlb.com

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KINGS POINT

NWQ COTTONWOOD DRIVE & E-470 PARKER, CO



- **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 Road., signalized access off Cottonwood Drive.
- 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.

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MONTANE
400
MULTI-FAMILY DUs

FUTURE SIGNAL

Kings Point Way

**KINGS POINT SOUTH
200 SINGLE FAMILY
DUs PLANNED**

Sign

E470™

Loading

Sign

53,958 CPD

Cottonwood Dr

11,178 CPD

54,537 CPD

**MATTRESS
FIRM**



Chipotle Mexican Grill

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SPORTSMAN'S
WAREHOUSE



Boondocks®
Fun Center

