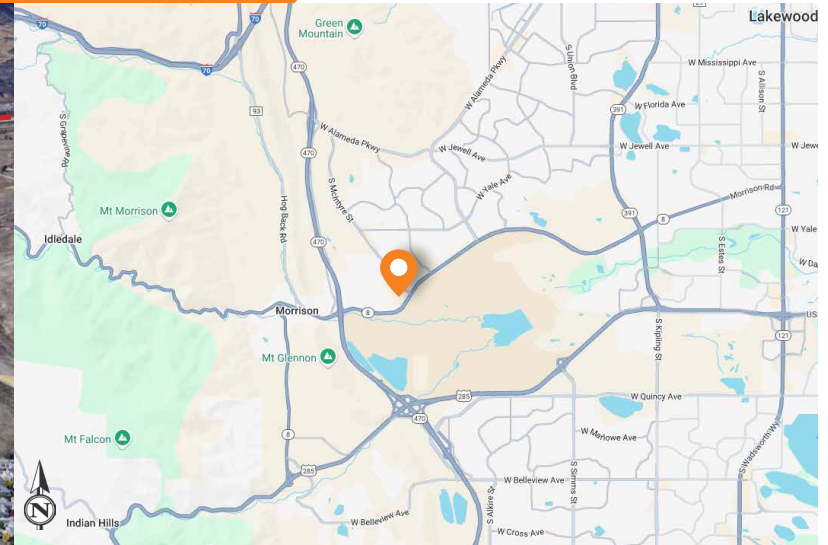


# RED ROCKS RANCH

NEC C-470 & MORRISON RD - MORRISON, CO



## AVAILABLE

38 acres of commercial land  
350 acres of mixed-use development

## PROPERTY HIGHLIGHTS

- The immediate intersection generates over **160,000 cars per day** combined between north/south C-470 and Morrison Road, offering unmatched visibility.
- From **1,250 SF coffee shops** to **15,000 SF strip centers**, there's a range of build-to-suit or ground lease options for national chains, boutique users, medical/dental, and wellness tenants.
- Surrounded by Red Rocks Amphitheatre, Bear Creek Lake Park, and mountain access points, the area attracts **affluent recreation-seeking residents**.

## NEARBY RETAILERS



## TRAFFIC COUNTS

|                                      |            |
|--------------------------------------|------------|
| <b>On 470 north of W Morrison Rd</b> | 81,657 CPD |
| <b>On 470 south of W Morrison Rd</b> | 82,164 CPD |
| <b>On W Morrison Rd west of 470</b>  | 10,148 CPD |
| <b>On W Morrison Rd east of 470</b>  | 13,473 CPD |

Source: CDOT 2025

| DEMOGRAPHICS             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>        | 1,203     | 24,546    | 117,069   |
| <b>AVERAGE HH INCOME</b> | \$232,218 | \$207,112 | \$157,220 |
| <b>BUSINESSES</b>        | 75        | 873       | 5,218     |
| <b>EMPLOYEES</b>         | 375       | 3,808     | 34,507    |

Source: Applied Geographic Solutions, 2025 Estimates

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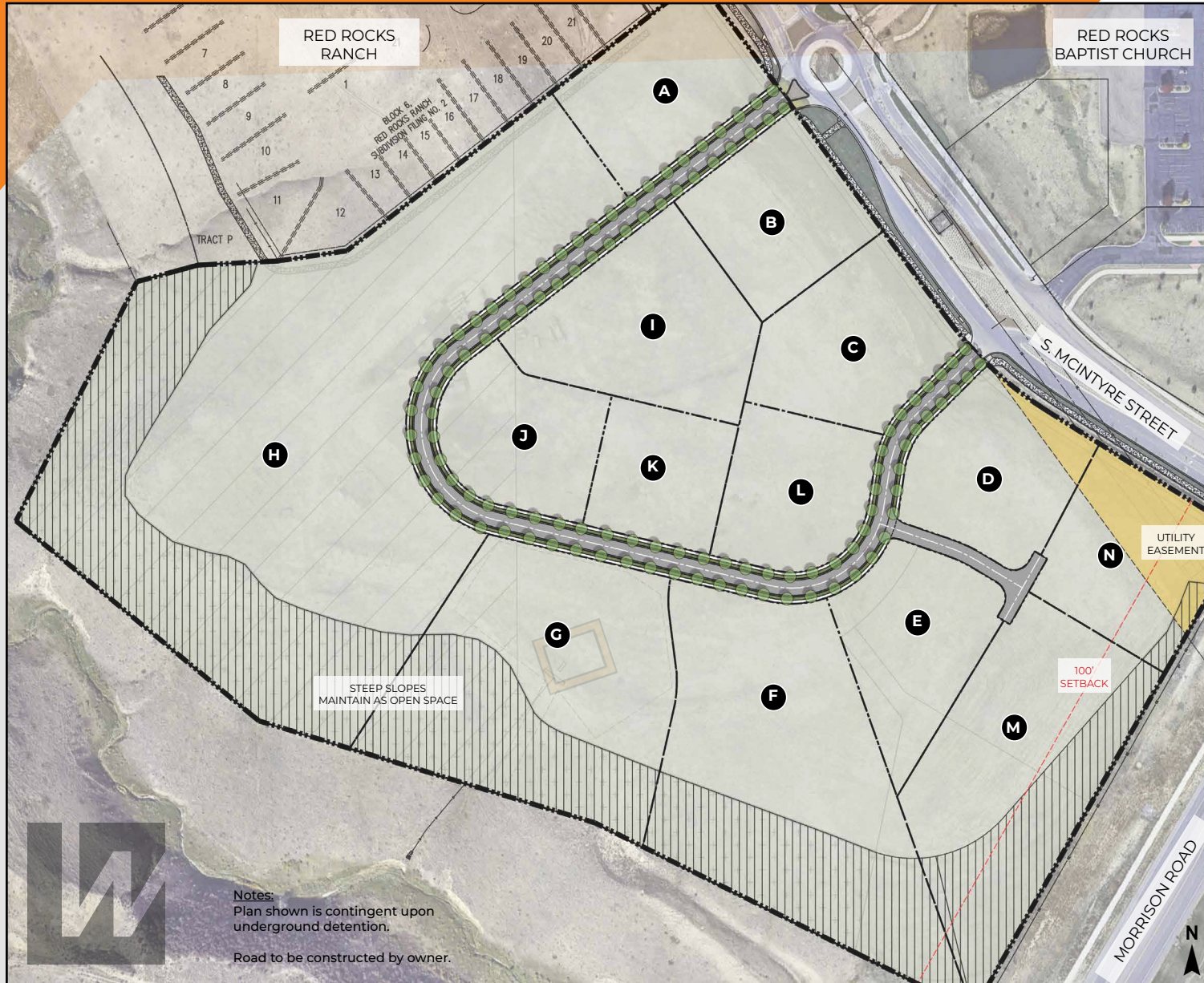
# RED ROCKS RANCH

NEC C-470 & MORRISON RD - MORRISON, CO



# RED ROCKS RANCH

NEC C-470 & MORRISON RD - MORRISON, CO



## RED ROCKS RANCH PARCEL MAP

DATE: 07.31.2025

### SUMMARY

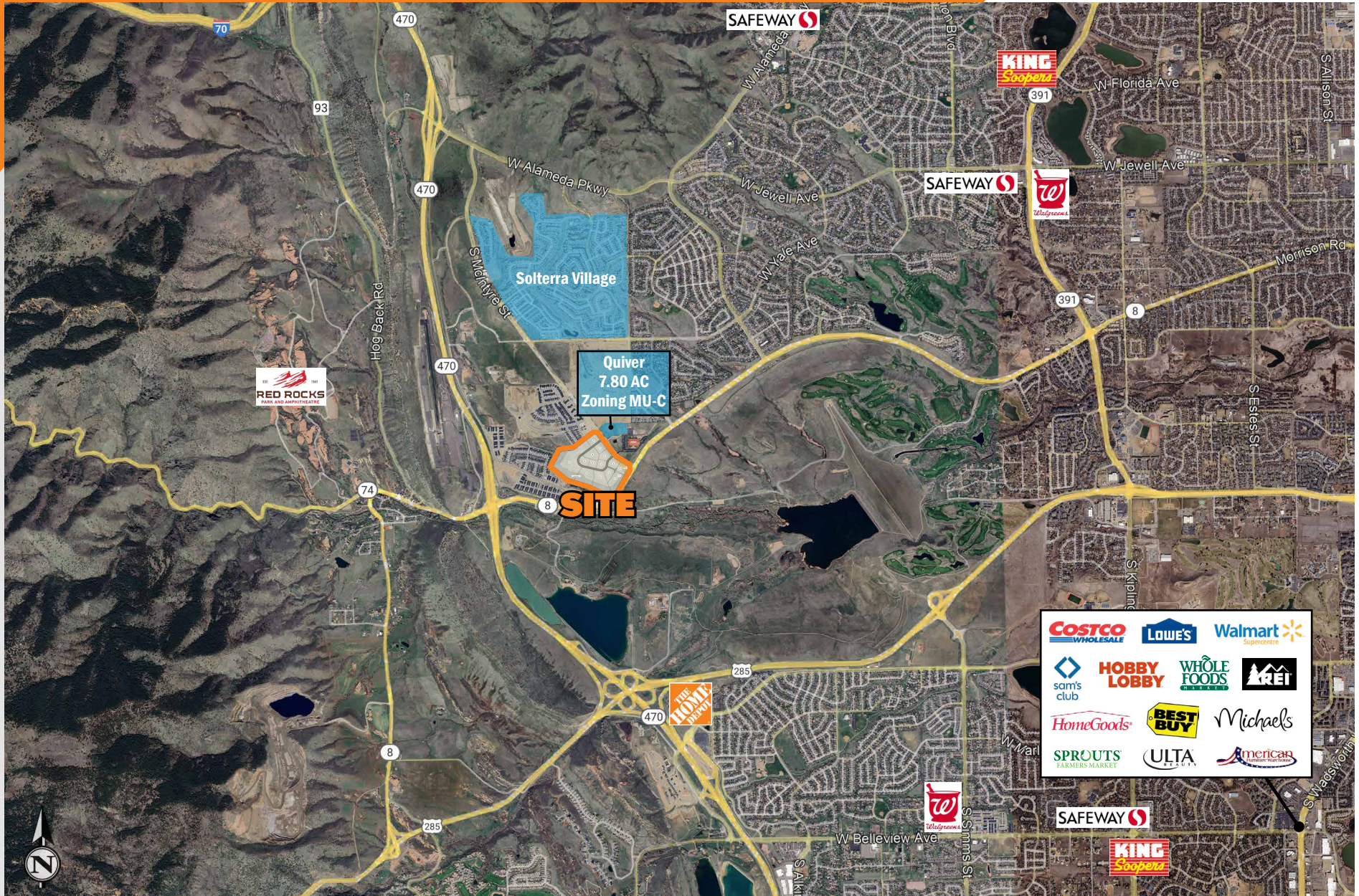
- A** PARCEL A:  $\pm 1.4$  AC
- B** PARCEL B:  $\pm 1.4$  AC
- C** PARCEL C:  $\pm 1.6$  AC
- D** PARCEL D:  $\pm 1.5$  AC
- E** PARCEL E:  $\pm 1.5$  AC
- F** PARCEL F:  $\pm 4.4$  AC  
Developable: 2.6 AC  
Slope Limitations (- 1.8 ac)
- G** PARCEL G:  $\pm 3.9$  AC  
Developable: 2.1 AC  
Slope Limitations (- 1.8 ac)
- H** PARCEL H:  $\pm 10.7$  AC  
Developable: 7.0 AC  
Slope Limitations (- 3.7 ac)
- I** PARCEL I:  $\pm 2.0$  AC
- J** PARCEL J:  $\pm 1.3$  AC
- K** PARCEL K:  $\pm 1.0$  AC
- L** PARCEL L:  $\pm 1.3$  AC
- M** PARCEL M:  $\pm 3.2$  AC  
Developable: 1.9 AC  
Slope Limitations (- 1.3 ac)
- N** PARCEL N:  $\pm 1.6$  AC  
Developable: 1.5 AC  
Slope Limitations (- .1 ac)

SCALE: 1" = 150'

# RED ROCKS RANCH

NEC C-470 & MORRISON RD - MORRISON, CO

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