

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.

NEARBY RETAILERS



Coming Soon

TRAFFIC COUNTS

On Hwy 285 heading west toward C-470	33,362 CPD
On C-470 at Quincy Avenue	78,264 CPD
On Quincy Ave west of Simms Street	4,014 CPD

Source: CDOT 2025

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,366	47,217	147,930
AVERAGE HH INCOME	\$152,366	\$179,810	\$156,789
BUSINESSES	122	1,755	6,487
EMPLOYEES	474	8,031	41,838

Source: Applied Geographic Solutions, 2025 Estimates

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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: Circle K (Coming Soon)

LOT 2: 1.22 Ac

LOT 3: 0.99 Ac

LOT 4: 1.09 Ac (Deal Pending)

LOT 5: 4.53 Ac



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