

FOR LEASE, SALE, OR BUILD TO SUIT:

STERLING RANCH PAD SITE

NWC Waterton Road & Rampart Range Road, Littleton, CO



Mike DePalma

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PROPERTY OVERVIEW:

- 0.5 AC pad site available for lease, sale, or build to suit
- Underground detention, drive-aisles and parking already constructed!
- Across from Safeway anchored shopping center
- Adjacent to Sterling Ranch residential community now under construction with 13,775 + new homes
- Growing and under served trade area with flexible zoning



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0.5 AC PAD AVAILABLE

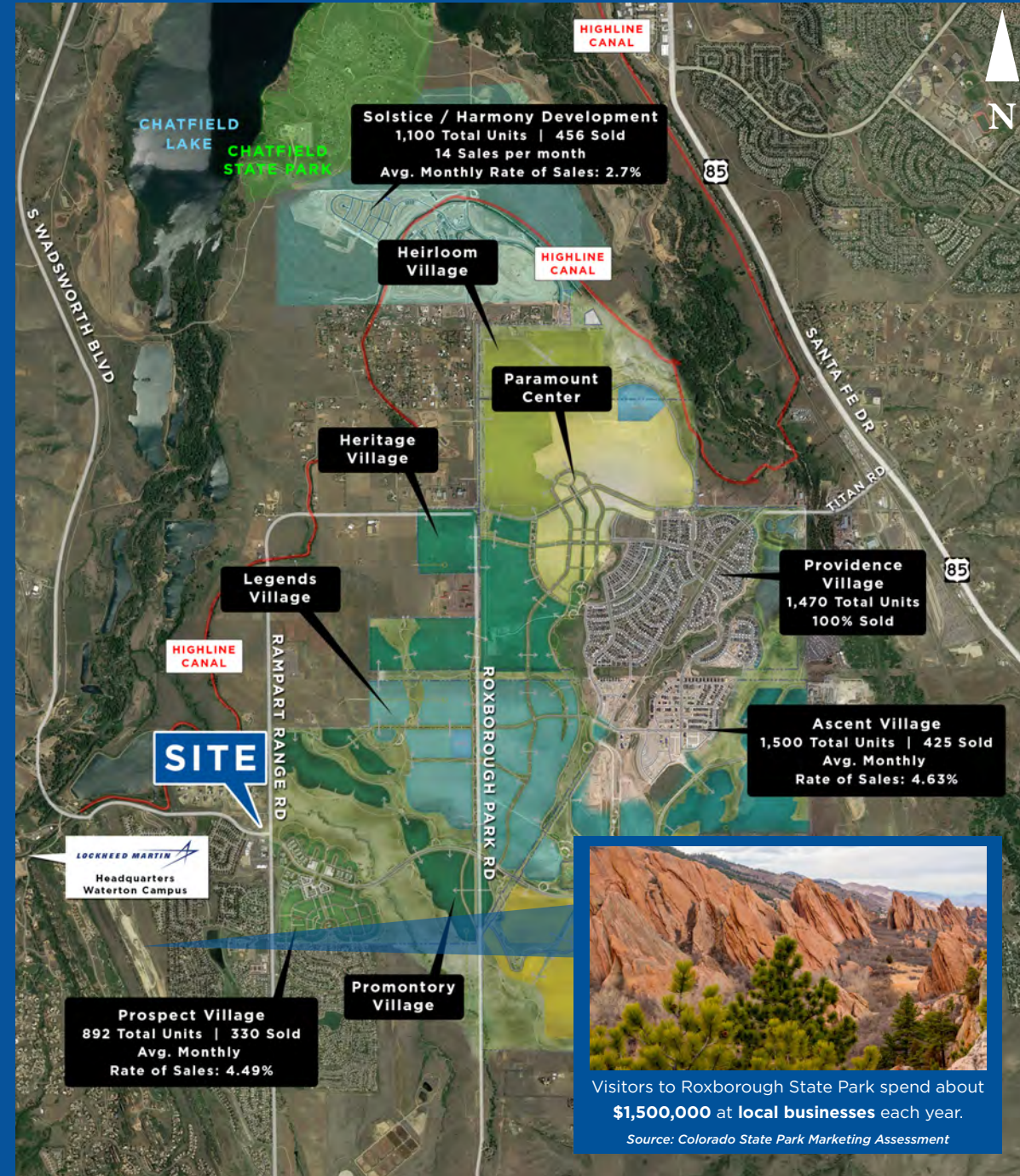
13,775 homes

new, planned and under construction in immediate trade area



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DEMOGRAPHICS

POPULATION

1 Mile:	4,915
3 Mile:	14,068
5 Mile:	30,551

EMPLOYEES

1 Mile:	1,130
3 Mile:	2,789
5 Mile:	8,924

HOUSEHOLDS

1 Mile:	1,638
3 Mile:	5,062
5 Mile:	19,670

AVG. HH INCOME \$

1 Mile:	\$225,897
3 Mile:	\$167,372
5 Mile:	\$199,129

TRAFFIC COUNTS

On Waterton Rd west of Rampart Range Rd:	14,459 vpd
On Rampart Range Rd south of Waterton Rd:	14,608 vpd

