

FOR LEASE, SALE, OR BUILD TO SUIT:

STERLING RANCH PAD SITE

NWC Waterton Road & Rampart Range Road, Littleton, CO



LOCKHEED MARTIN
Headquarters
Waterton Campus

SITE

Mike DePalma

720-598-6043

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PROPERTY OVERVIEW:

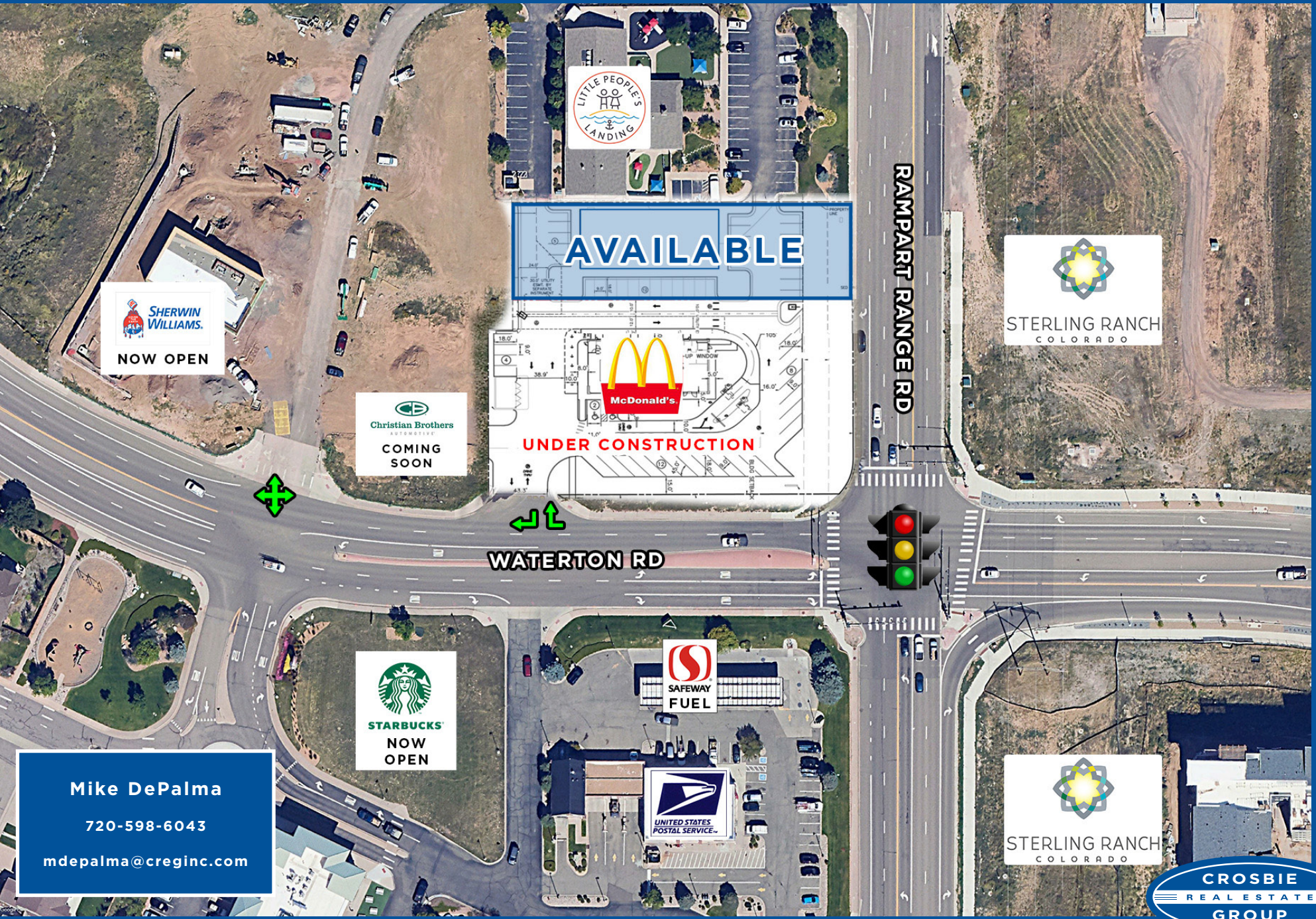
- Pad site available for lease, sale, or build to suit
- Adjacent to Sterling Ranch residential community now under construction with 12,000+ new homes
- Across from Safeway anchored shopping center
- Growing and under served trade area with flexible zoning



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SHERWIN WILLIAMS
NOW OPEN

Christian Brothers
AUTOMOTIVE
COMING SOON

AVAILABLE

McDonald's
UNDER CONSTRUCTION

STARBUCKS
NOW OPEN

SAFeway FUEL

UNITED STATES POSTAL SERVICE

STERLING RANCH
COLORADO

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COLORADO

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CROSBIE
REAL ESTATE
GROUP

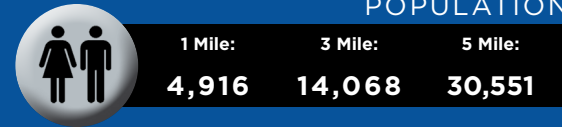
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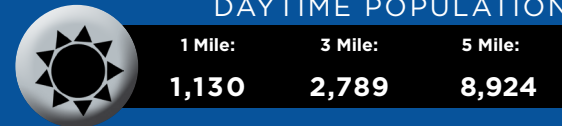
13,775 homes
new, planned and
under construction in
immediate trade area

DEMOGRAPHICS

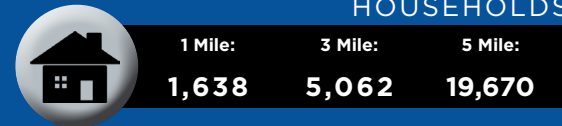
POPULATION



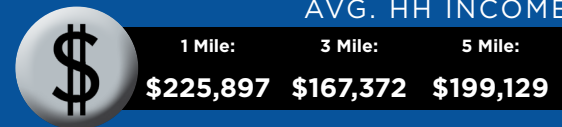
DAYTIME POPULATION



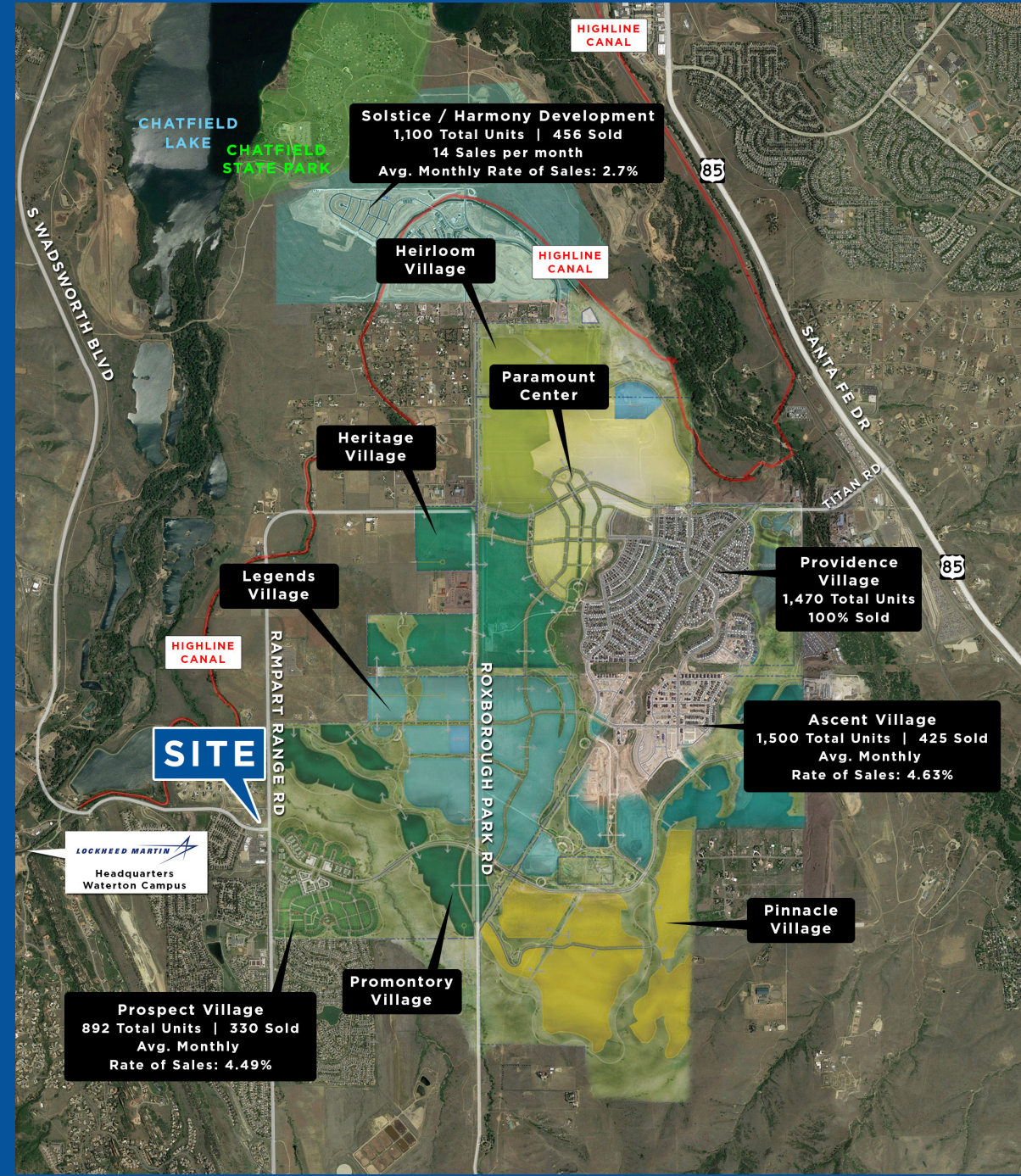
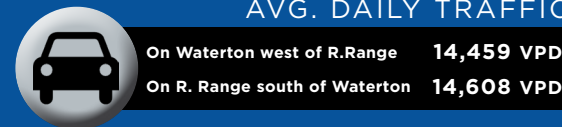
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



Prospect Village
892 Total Units | 330 Sold
Avg. Monthly
Rate of Sales: 4.49%

Promontory Village

Ascent Village
1,500 Total Units | 425 Sold
Avg. Monthly
Rate of Sales: 4.63%

Providence Village
1,470 Total Units
100% Sold

Legends Village

Heritage Village

Paramount Center

Heirloom Village

Solstice / Harmony Development
1,100 Total Units | 456 Sold
14 Sales per month
Avg. Monthly Rate of Sales: 2.7%

CHATFIELD LAKE
CHATFIELD STATE PARK

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SITE



Visitors to Roxborough State Park spend about **\$1,500,000** at **local businesses** each year.

Source: Colorado State Park Marketing Assessment

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