

# PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

2.2-9.15 ACRES | 3 PAD SITES AVAILABLE  
NW Corner East 6th Parkway & Gun Club Road, CO 80018



**42,618**  
VEHICLES  
PER DAY



LOT 3  
+/- 96,396 SF  
M-F



LOT 2  
+/- 171,491 SF  
COMMERCIAL

LOT 1  
+/- 131,100 SF  
COMMERCIAL



**9,652**  
VEHICLES  
PER DAY

E 6TH PARKWAY



**11,954**  
VEHICLES  
PER DAY

N GUN CLUB ROAD



navpoint  
REAL ESTATE GROUP



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# EXECUTIVE SUMMARY

**NavPoint Real Estate Group** is pleased to present this prime 9.15 acre commercial development opportunity located at NW Corner East 6th Parkway & Gun Club Road, CO 80018. The land is adjacent to a brand new high-volume QuikTrip store, boasting exceptional frontage and visibility from Highway 470 (42,618 VPD) and combined traffic counts from East 6th Parkway and Gun Club Road (21,606 VPD) The site presents a prime opportunity for commercial development with convenient access and connectivity with Quiktrip. Three pad sites spanning a total of 9.15 acres square feet, this property offers significant potential for retail, hospitality, or other commercial ventures seeking a high-traffic location.

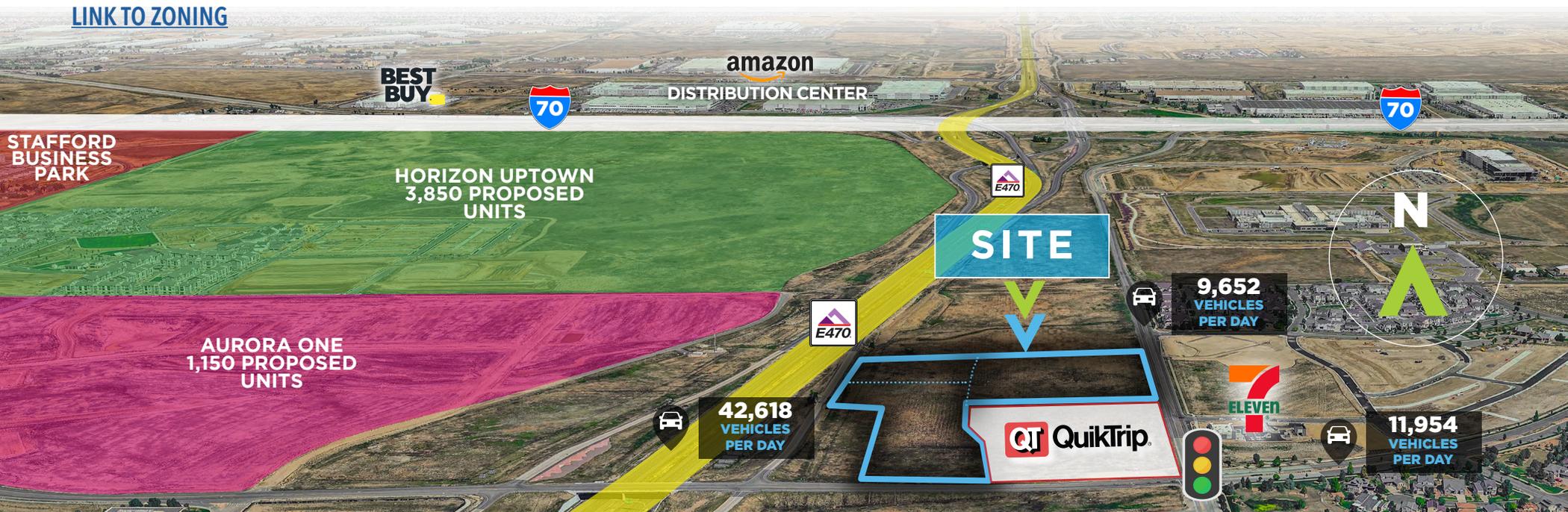
## Investment Highlights

- Easy access to the entire metro area via E-470 or I-70
- Adjacent to Brand New High Volume QuikTrip Location
- Vacant land in the Lamar Landing Master Plan Development adjacent to a future QT Convenience Store. Convenient access to the E-470 toll way.

## Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.

## LINK TO ZONING



# PROPERTY OVERVIEW

 PURCHASE PRICE  
**CONTACT BROKER**

 LAND AREA  
**2.2-9.15 ACRE**  
(3 parcels available) 96,396 SF / 131,100 SF / 171,491 SF

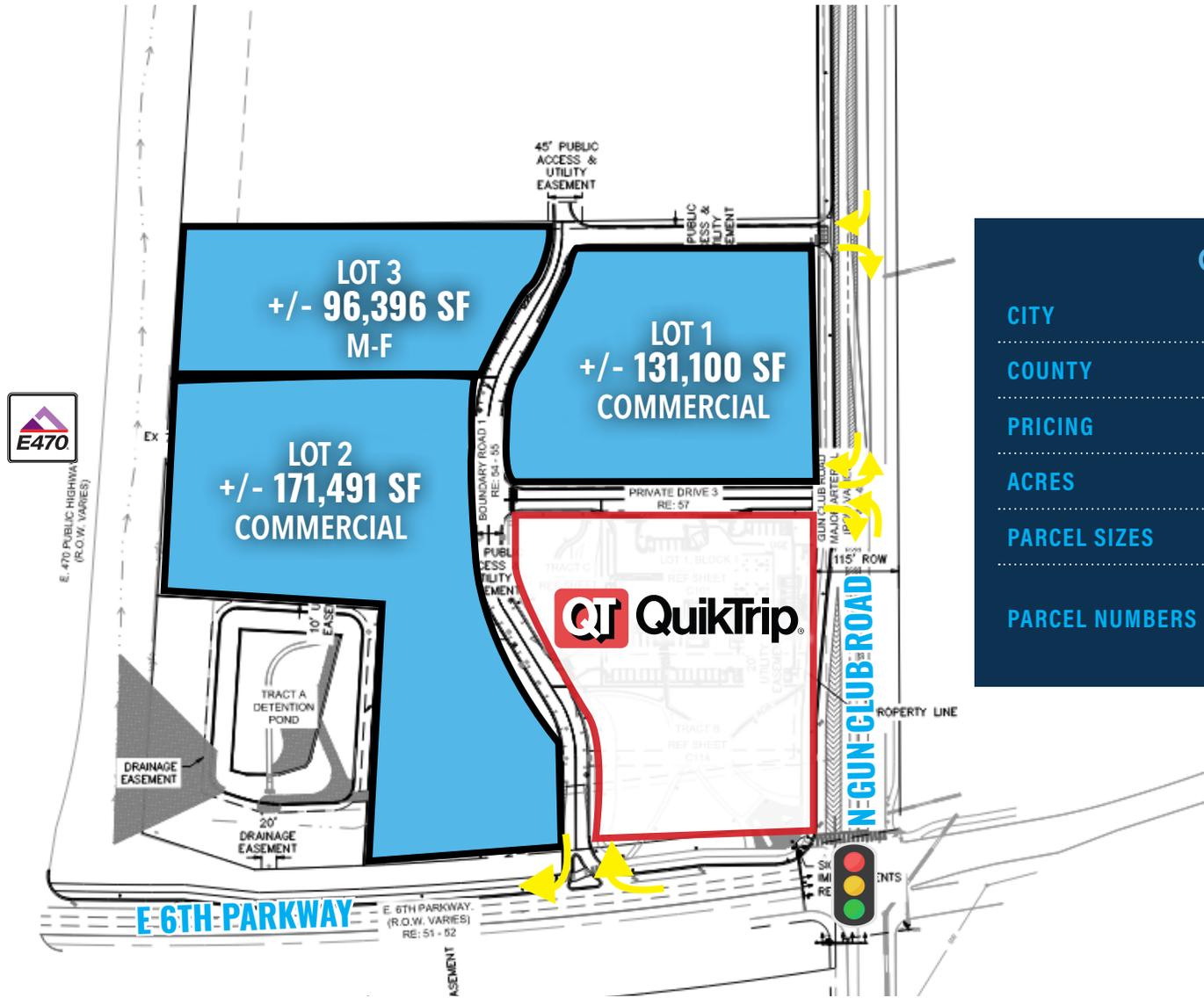
 ASSET NUMBER  
**E4209**

 ZONING  
**M-F & C**  
[LINK TO ZONING](#)

 UTILITIES  
**AVAILABLE**

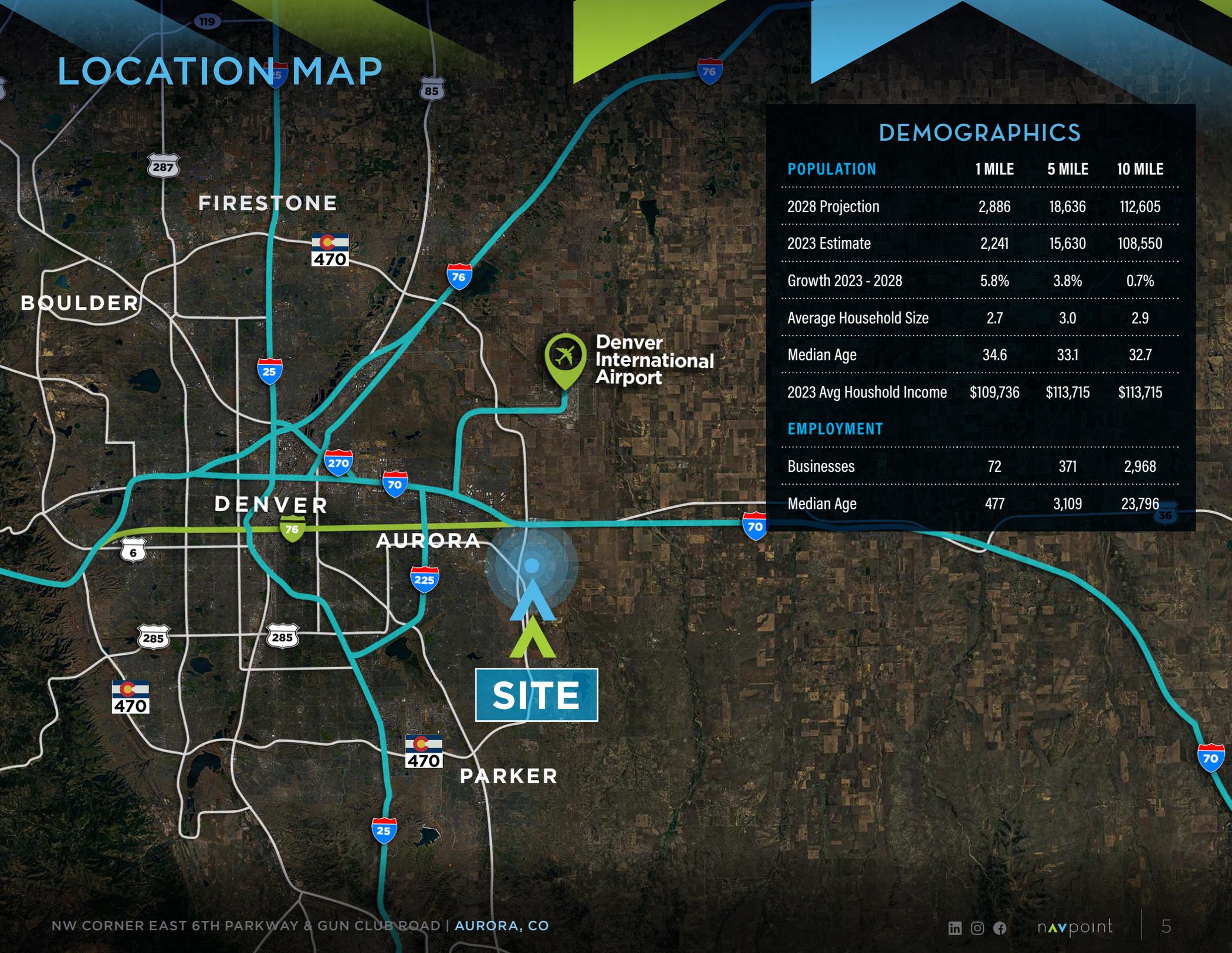


# SITE PLAN



OVERVIEW	
CITY	Aurora
COUNTY	Arapahoe
PRICING	\$22.00-\$25.00/SF
ACRES	9.15 Acres
PARCEL SIZES	2.266-4.906 Acres
PARCEL NUMBERS	1975-12-1-05-002 1975-12-1-05-003 1975-12-1-05-004

# LOCATION MAP



## DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2028 Projection	2,886	18,636	112,605
2023 Estimate	2,241	15,630	108,550
Growth 2023 - 2028	5.8%	3.8%	0.7%
Average Household Size	2.7	3.0	2.9
Median Age	34.6	33.1	32.7
2023 Avg Household Income	\$109,736	\$113,715	\$113,715

## EMPLOYMENT

Businesses	72	371	2,968
Median Age	477	3,109	23,796

**SITE**

# RETAIL MAP



amazon

Whirlpool®

amazon



FERGUSON

FURNITURE ROW.  
Real Furniture. Real Value.



BEST BUY

Winsupply

KeHE

O'Reilly AUTO PARTS  
PROFESSIONAL WAREHOUSE

E COLFAX AVE



amazon

**WELLS FARGO**

T-Mobile · GameStop

petco GNC LIVE WELL PNC

DOLLAR TREE SUBWAY FIVE GUYS BURGERS and FRIES

Starbucks CHIPOTLE MEXICAN GRILL PANDA EXPRESS (SANTITAS CHINA) THE HOME DEPOT goodwill

O'Reilly AUTO PARTS Walmart amazon

ROSS DRESS FOR LESS BEST BUY WINSTON DELTACO DQ

SITE

E 6TH PARKWAY

N GUN CLUB ROAD



QuikTrip

# PROPERTY PHOTOS



**SITE**

LOT 2  
+/- 171,491 SF  
COMMERCIAL

LOT 3  
+/- 96,396 SF  
M-F

LOT 1  
+/- 131,100 SF  
COMMERCIAL



W



# PROPERTY PHOTOS



# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 900 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER  
**\$1.34B**  
IN CLOSED TRANSACTIONS  
*Since 2011*

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