

CASTLE PINES COMMERCIAL LAND FOR SALE

RE/MAX
COMMERCIAL

ALLIANCE



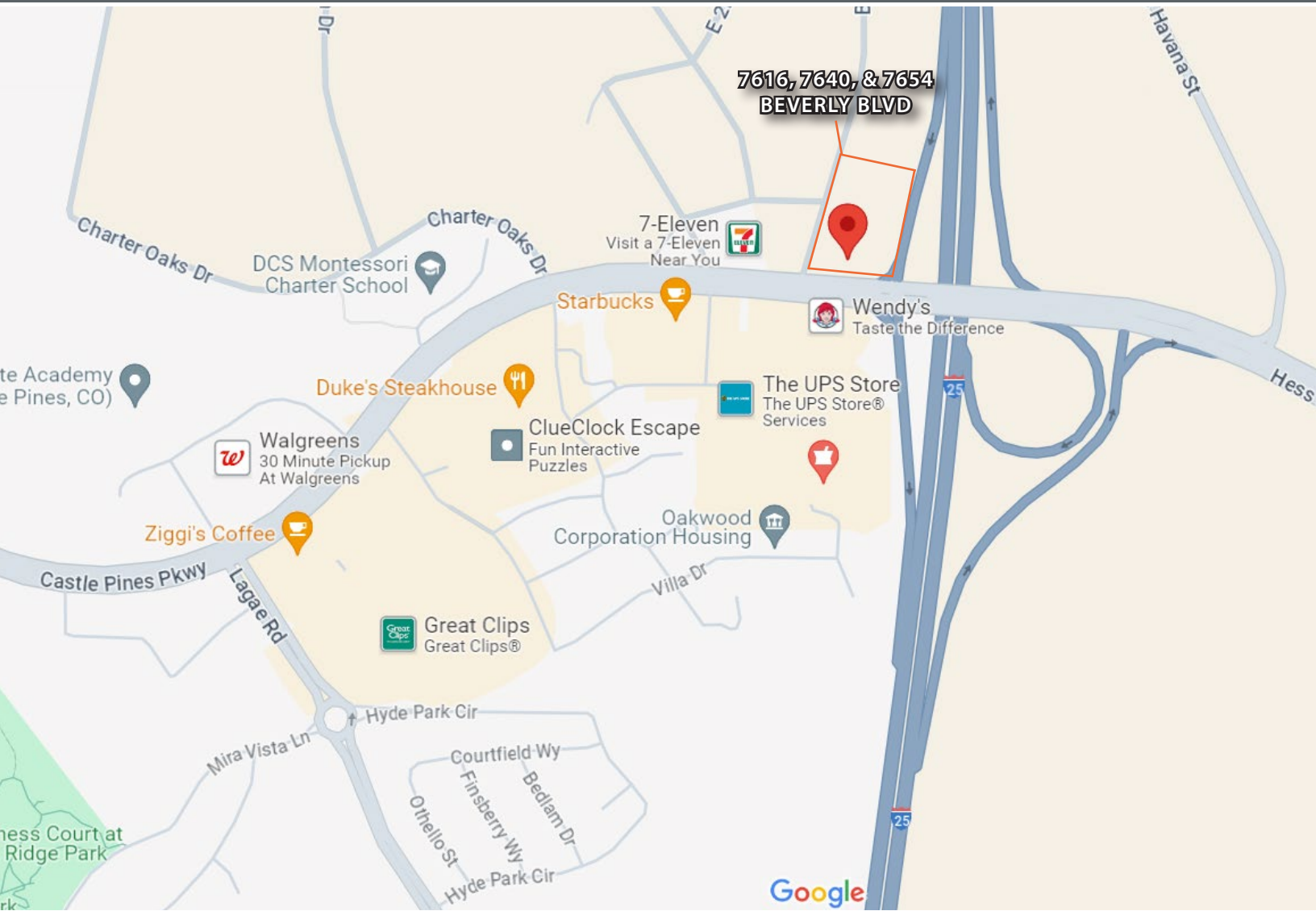
\$2,000,000

Presenting an exceptional Commercial Land opportunity in Castle Pines. This 1.89 acre development site is ideally positioned at the NW corner of the I-25 off-ramp and Castle Pines Parkway (exit 188). The site has prime access, distinct identity, and favorable topography, these parcels are zoned for commercial/business use. Comprised of three contiguous parcels at 7616, 7640, and 7654 Beverly Boulevard in the vibrant City of Castle Pines, Douglas County. Ideal for commercial development, this site is a rare find in a sought-after location. Explore the potential of this property by watching the drone video here:

<https://app.homejab.com/property/view/7616-beverly-blvd-castle-pines-co-80108-usa-1>

BRADFORD G. PECH, SIOR | DIRECT: (303) 504-3444 | BRADPECH@GMAIL.COM

7616, 7640, & 7654 BEVERLY BLVD, CASTLE PINES, CO 80108



	2 MILES	5 MILES	10 MILES
2023 POPULATION	10,435	81,909	452,253
2028 POPULATION PROJECTION	11,080	87,852	475,603
AVERAGE HOUSEHOLD INCOME	\$187,573	\$174,160	\$147,464
MEDIAN HOUSEHOLD INCOME	\$170,093	\$149,759	\$122,912

DAILY TRAFFIC		
I-25/CASTLE PINES PKWY S	137,813	2022
CASTLE PINES PKWY/BEVERLY BLVD W	25,398	2022



SITE & LOCATION INFORMATION

COUNTY	DOUGLAS COUNTY
CITY	CASTLE PINES
7616 BEVERLY BOULEVARD	.895 AC (PARCEL #: 2351-031-01-030)
7640 BEVERLY BOULEVARD	.496 AC (PARCEL #: 2351-031-01-023)
7654 BEVERLY BOULEVARD	.497 AC (PARCEL #: 2351-031-01-022)
ACRES	1.89 TOTAL
ZONED	COMMERCIAL / BUSINESS

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CONTACT:

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