

# NWC WATERTON ROAD & RAMPART RANGE ROAD LITTLETON, COLORADO

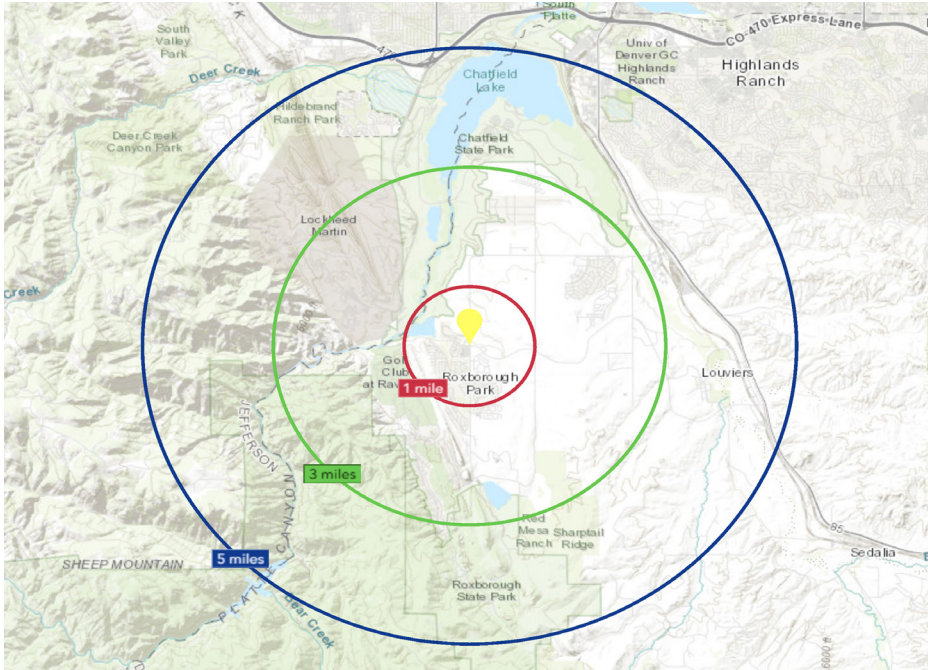


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# AREA DEMOGRAPHICS





MAP IMAGE COURTESY OF ESRI 2022

## DEMOGRAPHICS

 TOTAL POPULATION	1M	5,652
	3M	16,651
	5M	32,944
 AVERAGE ANNUAL INCOME	1M	\$179,640
	3M	\$197,274
	5M	\$198,146
 DAYTIME POPULATION	1M	598
	3M	2,191
	5M	7,154

SOURCE: ESRI 2024

## TRAFFIC COUNTS

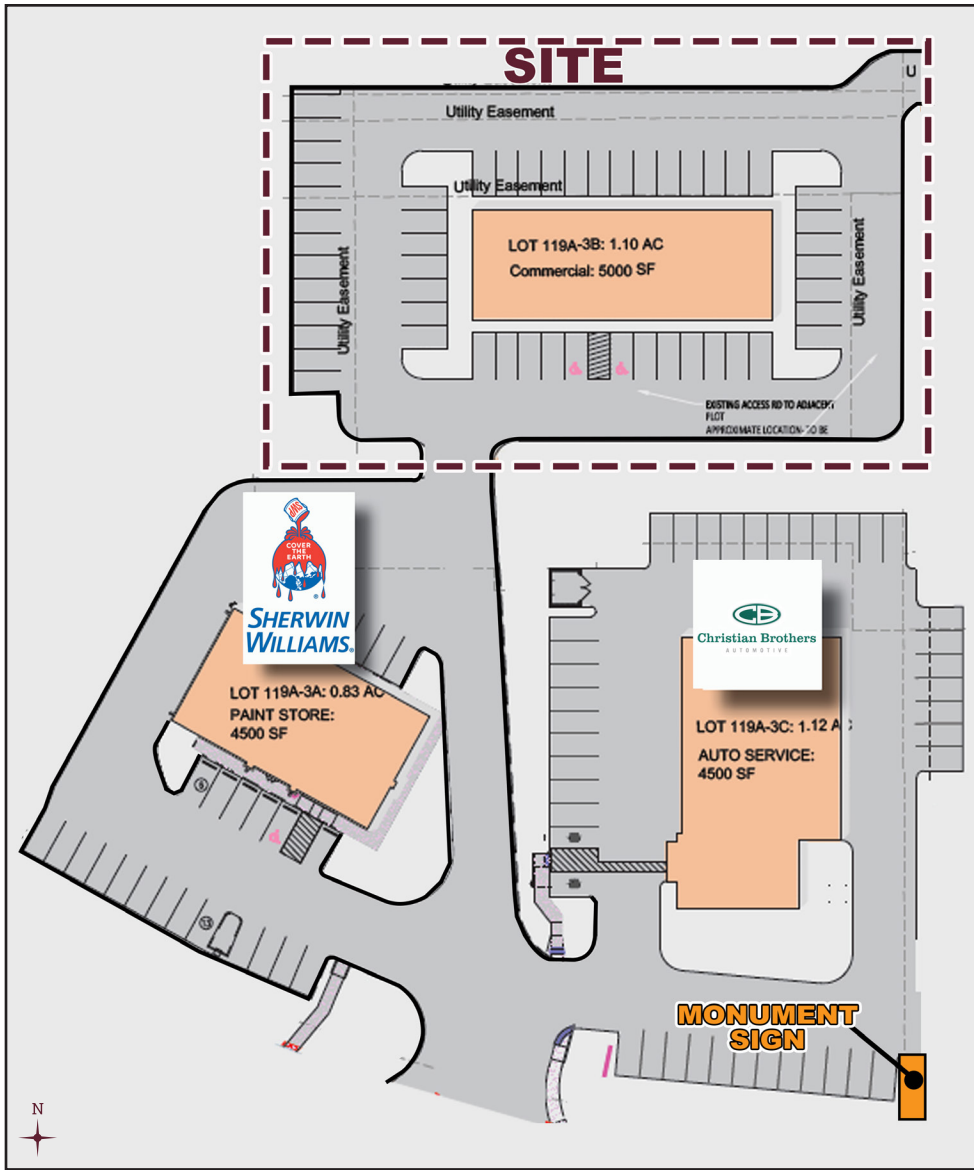
-  **Waterton RD west of Rampart Range Rd**  
9,850 ADT (ESRI 2021)
-  **Titan Rd east of Roxborough Park Rd**  
13,763 ADT (DRCOG 2018)

## PROPERTY HIGHLIGHTS

- 1.1 acre available for sale
- Join McDonalds, Sherwin-Williams, Christian Brothers Auto and Daycare
- Located on busiest roads in Sterling Ranch adjacent to a strong Safeway-anchored center
- Sterling Ranch is booming home growth with more than 12,000 planned homes to be developed

# SITE

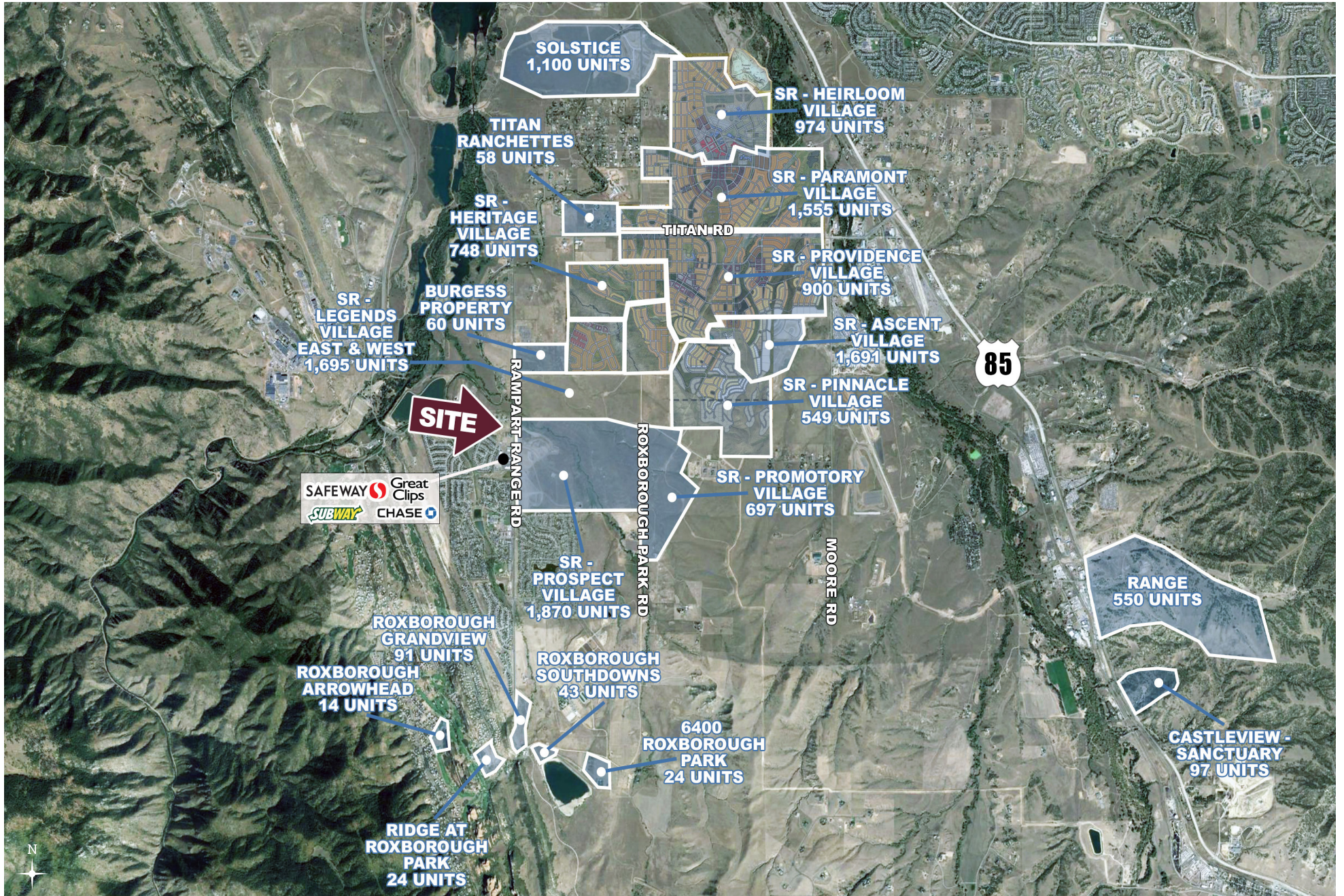
## OPTION 1



## OPTION 2



# TRADE AREA



## ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: [www.sullivanhayes.com](http://www.sullivanhayes.com)



**BROKER CONTACT**

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All information to be independently verified.