

7635-7673 McLaughlin Road

Falcon, Colorado



Retail Space & Pad Site Available in Falcon, Colorado

As exclusive agent, we are pleased to offer the following space for lease or pad site for sale or lease:

Retail Space for Lease & Pad Site for Sale or Lease

Retail Space for Lease Available:

1,400, 1,440 & 2,688 SF spaces available

Lease Rate:

\$17.50/SF

NNN's:

\$6.45

Pad Site for Sale or Lease Available:

1.31 acres

Sale Price & Lease Rate:

Negotiable

Traffic Counts:

Woodman Rd. @ McLaughlin Rd. E: 13,484 VPD

Woodman Rd @ US Hwy 24 SE: 13,351 VPD

Source: CoStar

Mike Quinlan 303.260.4441 mquinlan@ngkf.com

Property Highlights

- ◆ Join Safeway, Pizza Hut, Starbucks, Subway, Verizon Wireless, Sport Clips, Papa Murphy's and other fine national and regional retailers.
- ◆ Excellent visibility from Woodmen Road and Highway 24.
- ◆ Pad site opportunity at the corner of Woodmen Road and Highway 24.
- ◆ 2,688 SF turnkey dentist office space available
- ◆ Outstanding demographics with over \$101,826 average household income within 1 mile.
- ◆ Fast growing trade area and traffic counts over 13,484 vehicles per day along Highway 24 and 13,351 along Woodmen Road.

Demographics:

Population:

Households:

Average Household Income:

Source: Gadberry Group LLC

1 Mile

4,328

1,165

\$101,826

3 Miles

17,041

5,017

\$107,414

5 Miles

29,699

9,603

\$104,876

**Newmark Grubb
Knight Frank**

Retail

1800 Larimer Street, Suite 1700, Denver, Colorado 80202

www.ngkf.com/retail

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Retail Space for Lease, Pad Site for Sale or Lease

Details

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Aerial View



#	TENANTS BUILDING 3	SF
18	Orthodontist	
19	Liberty Tax	
20	Bar	
21	Eye Care	
22	Pets	
23	Woodmen Dental	

Site Plan

#	TENANTS BUILDING 1	SF
1	Home Loans	
2A	Space Available	1,440 SF
2B	Pad Site Available	1.31 acres
3	Sport Clips	
4	Family Care	
5	Verizon Wireless	
6	Chinese Restaurant	
7	Liquor	
8	Subway	
9	Burrito Grande	

#	TENANTS BUILDING 2	SF
10	Pizza Hut	
11	Dry Cleaners	
12	Postal Annex	
13	Space Available	1,400 SF
14	Tan	
15	Papa Murphy's	
16	Chiropractor	
17	Dental Space Available	2,688 SF



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 Retail

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