

Mixed Use Development Site

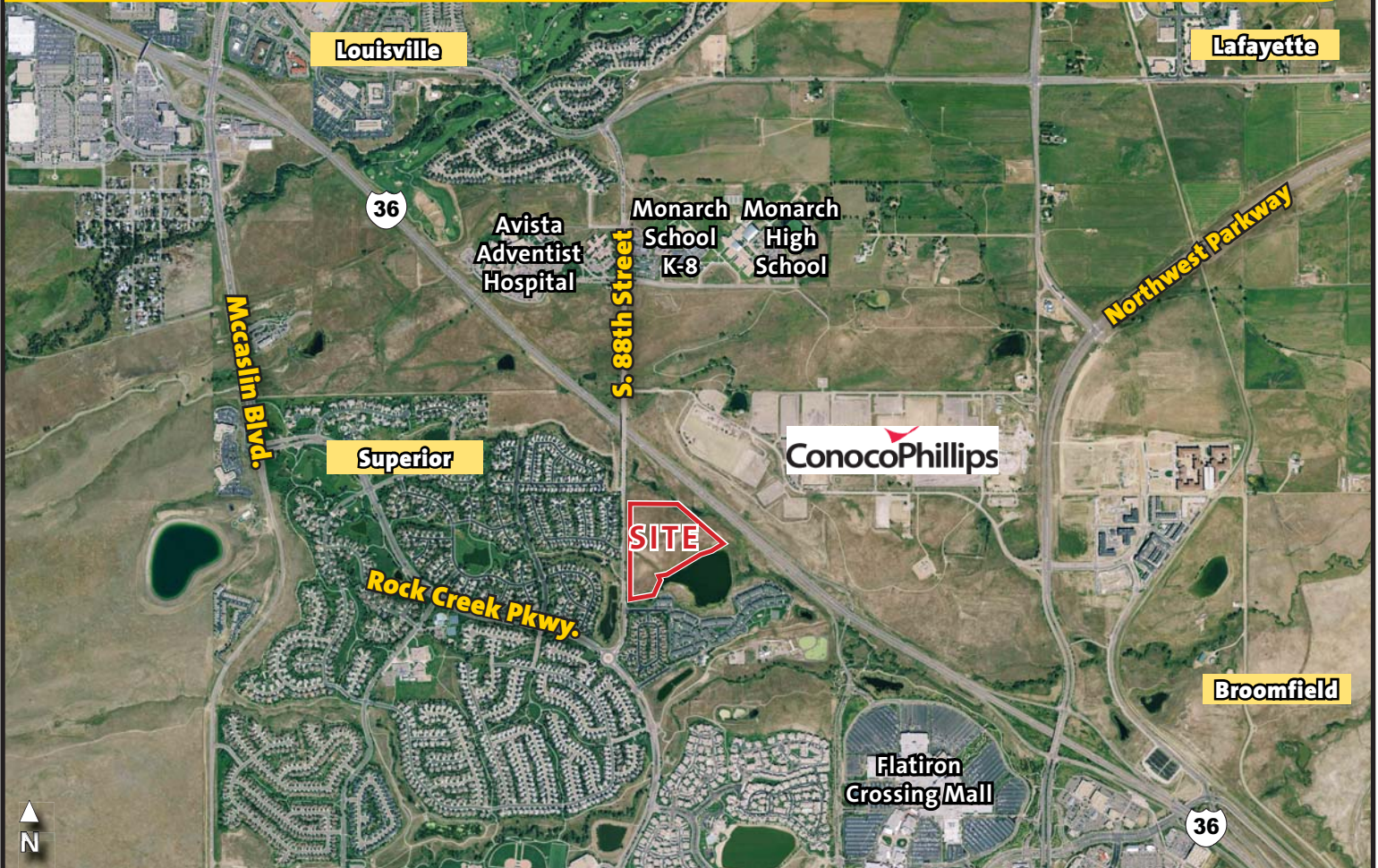
US 36 Frontage and Visibility

7500 S. 88th Street, Superior, Colorado



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Transaction Services Group



This strategically located site has excellent visibility from US Highway 36 and is directly across the highway from the ConocoPhillips Renewable Energy Campus.

This site would be excellent for multi-family, office, retail, medical and other mixed uses.

Property Features

SITE SIZE	23.47 Acres
CITY/COUNTY	Superior/Boulder
UTILITIES	Utilities are to Site
SALES PRICE	\$6,083,000 (\$5.95/SF)



- Excellent Visibility along US 36
- Close Proximity to Flatiron Crossing Mall, Interlocken Business Park and Numerous Amenities

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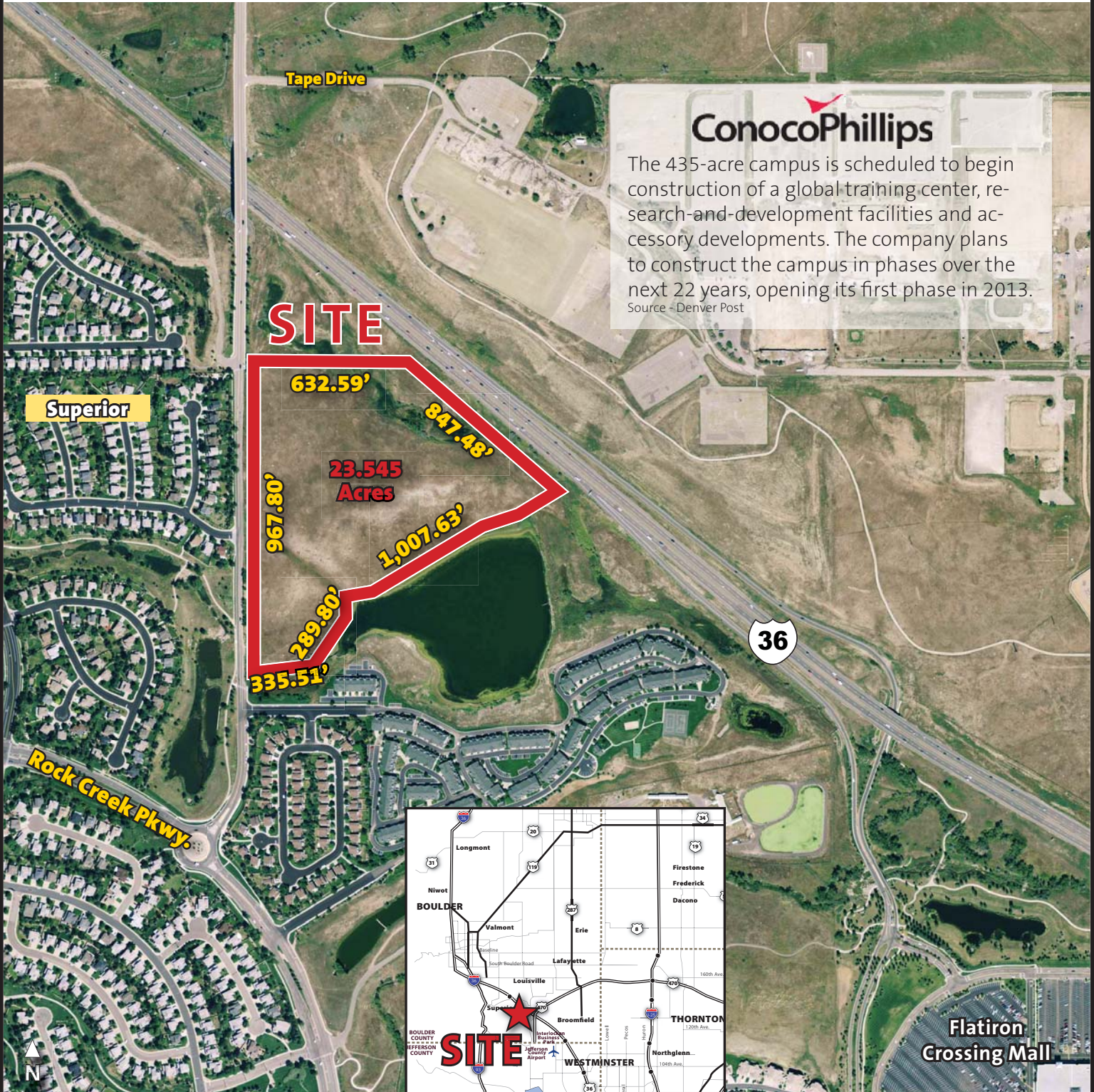
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Area Demographics (2009)

	Population	Per Capita Income	Households
1 Mile:	5,330	\$ 48,552	1,762
3 Mile:	33,724	\$ 43,663	13,093
5 Mile:	88,689	\$ 38,791	33,702

Area Traffic Counts (2008)

Denver/Boulder Turnpike (US 36)	74,800 vehicles per day
S. 88th Street & Tape Drive	11,000 vehicles per day
S. 88th Street & US 36	5,600 vehicles per day
S. 88th Street & Rock Creek Parkway	5,400 vehicles per day



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