



Accelerating success.

# COMPARK NORTH

NWQ Compark Blvd. & S. Chambers Rd.  
Parker, CO 80134



COMPARK BLVD.

S. CHAMBERS RD.



# 1.83 AC RETAIL PAD FOR SALE



[BROKERAGE DISCLOSURE](#)

- Located next to **Mobil gas** and across from **Rocky Mountain Preschool** (currently under construction)
- Pad has direct visibility to **Chambers Rd.**
- High area incomes - **over \$131K** in a 1-mile radius
- Part of the booming **Compark** development

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,067	56,072	192,520
Average HH Income	\$131,062	\$145,884	\$159,854
Employees	7,688	83,734	234,093

Source: ESRI 2022 Estimates

## TRAFFIC COUNTS

- E-470 West of Chambers Rd.  
47,495 Cars/Day
- E-470 East of Chambers Rd.  
44,166 Cars/Day
- Chambers Road North of  
Canyon Rim Cir.  
14,788 VPD

Source: MPSI 2022 Estimates



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