



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# Eastlake Transit Oriented Development 22.5± Acres at 124th & Claude Ct., Thornton

14.321 Acres

8.1746 Acres

Conceptual drawing - RTD Eastlake & 124th Light Rail Station

Eastlake at 124th Station

**New Road Configuration Shown on Reverse Side**

Boundaries shown as a visual reference only and may not be accurate. Consult broker for complete legal descrip-

For Sale 22.5± acres located at the Eastlake TOD station for \$9.50/SF. Station is due to open in late 2019. The Eastlake TOD Master Plan calls for Moderate-to-High Density M/F apartments, condos and townhomes. In addition, the plan calls for commuter serving retail on the ground floor closest to the station. The updated plan also calls for realigning 124th Ave so that it is pushed to the southern edge of the combined parcels connecting to Lafayette Street and, ultimately, Washington Street via Washington Center Parkway.

**OFFERED AT: \$9,309,129 (\$9.50/sf)**

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**DEMOGRAPHICS:** (CoStar 2018)

|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population:       | 11,412   | 129,804  | 268,769  |
| Households:       | 4,538    | 47,015   | 95,970   |
| Median HH Income: | \$72,944 | \$80,816 | \$77,946 |
| Median Age:       | 35.00    | 34.90    | 35.10    |

