

# Gas Station Pad Site For Sale

S. Chambers @ Double Angel Rd., Parker, CO 80134



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Aerial Photography by:  
www.AerialDroneClick.com

**\$1,700,000** (\$30±/SF)

**Build your own Gas Station.** This 1.3 acre gas station lot has been designed to accommodate a brand-new state-of-the-art 5,000 SF store with adjoining 961 SF In-Bay Automatic car wash. It is located on S. Chambers Rd. between Hess Rd. and Mainstreet. The gas station will be located within a new-build retail center sitting at a signalized intersection across from Echo Park Stadium. In the path of numerous newly constructed residential communities, Chambers Rd. offers high traffic numbers (19,000 VPD) and good visibility. The area offers strong demographics with a median household income of \$129,970 within a 3-mile radius. There are 18,800 households within that 3-mile radius. Construction plans, ALTA survey & Parker approval letter available upon request.

Proposed Plans	
<b>Building SF:</b>	5,000± SF
<b>Car Wash:</b>	961± SF (IBA)
<b>Parking:</b>	21 Spaces
<b>Gas Pumps:</b>	12
<b>Lot Size:</b>	1.317 AC (57,389± SF)

The property will be delivered as a finished pad with curb and gutter finishes and utilities stubbed to 10ft of the property.

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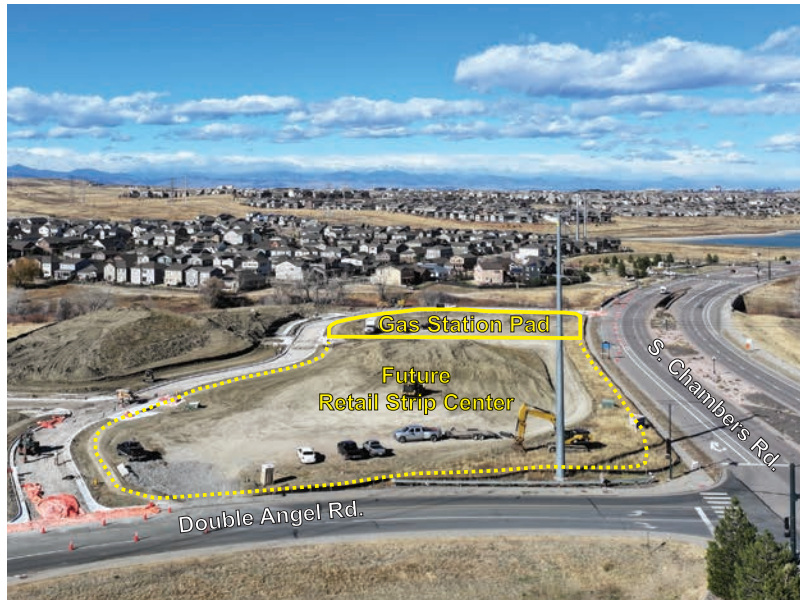
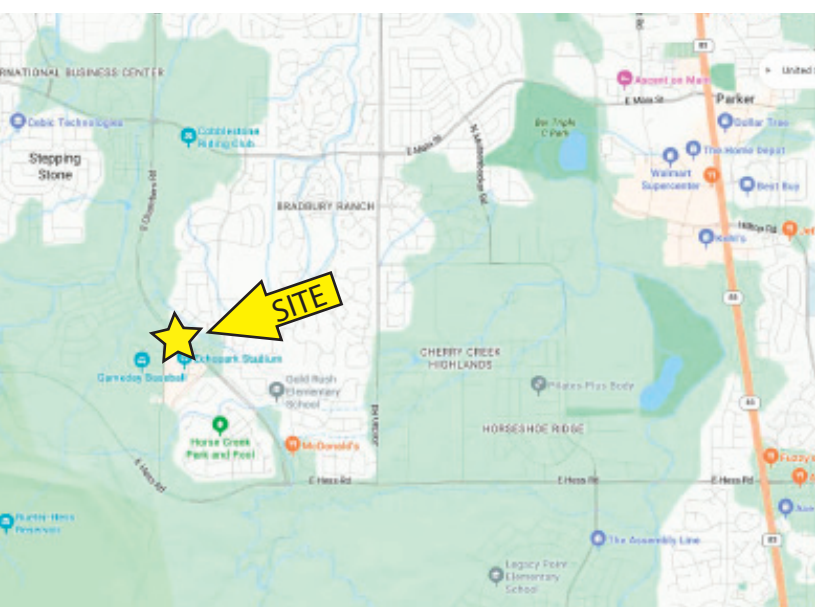
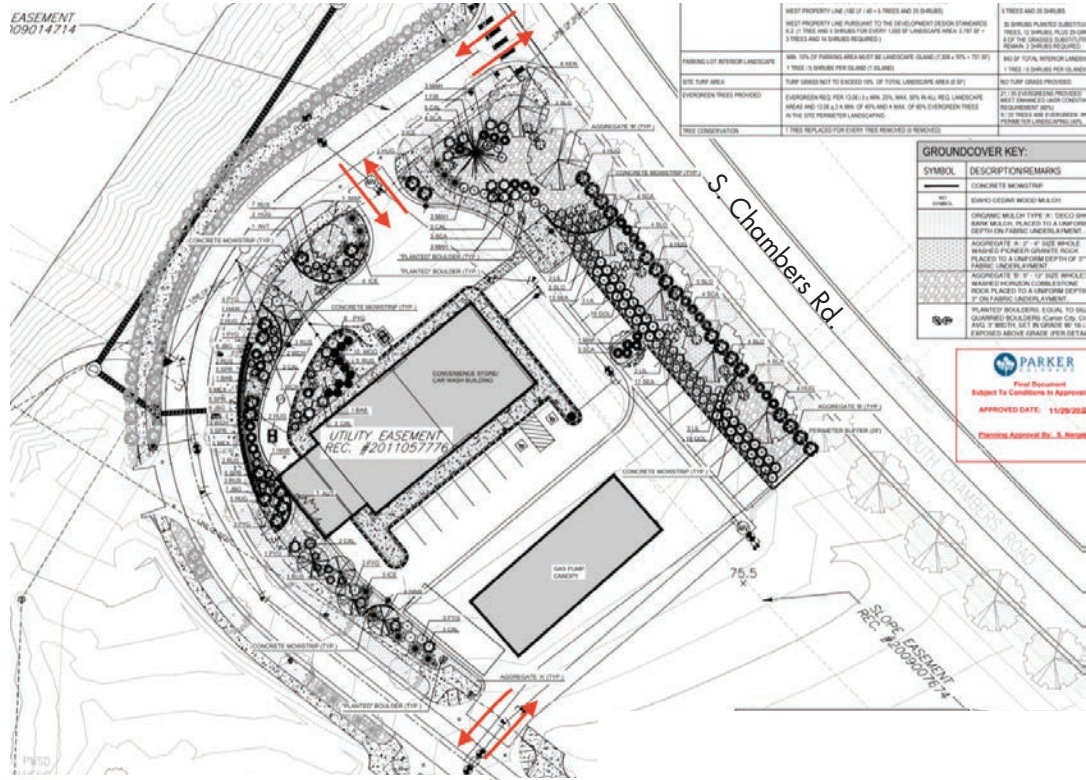


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