

Arapahoe Ridge Marketplace

Lot 8, 3330 Arapahoe Road - Frederick, CO

54,627 Square Feet

Lot 8, 3330 Arapahoe Rd. | Erie, CO

Inline Retail, Ground Lease or Build-to-Suit Available!

- Great retail and restaurant opportunity in a fast-growing, high income area
- Located in the Arapahoe Ridge Marketplace at the NE corner of Hwy 287 & Arapahoe Road (Hwy 7)
- On highly visible Pad 8 in Safeway-anchored shopping center
- Can accommodate up to a 6,000 SF retail building, plus up to a 3,000 SF fast food restaurant with drive-thru
- Signalized intersection with 4-way stop light
- 48 parking spaces planned for pad
- Convenient access from 2 points along Arapahoe Road, and 1 point on US Hwy 287



Location of new 4 way stoplight

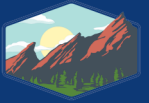


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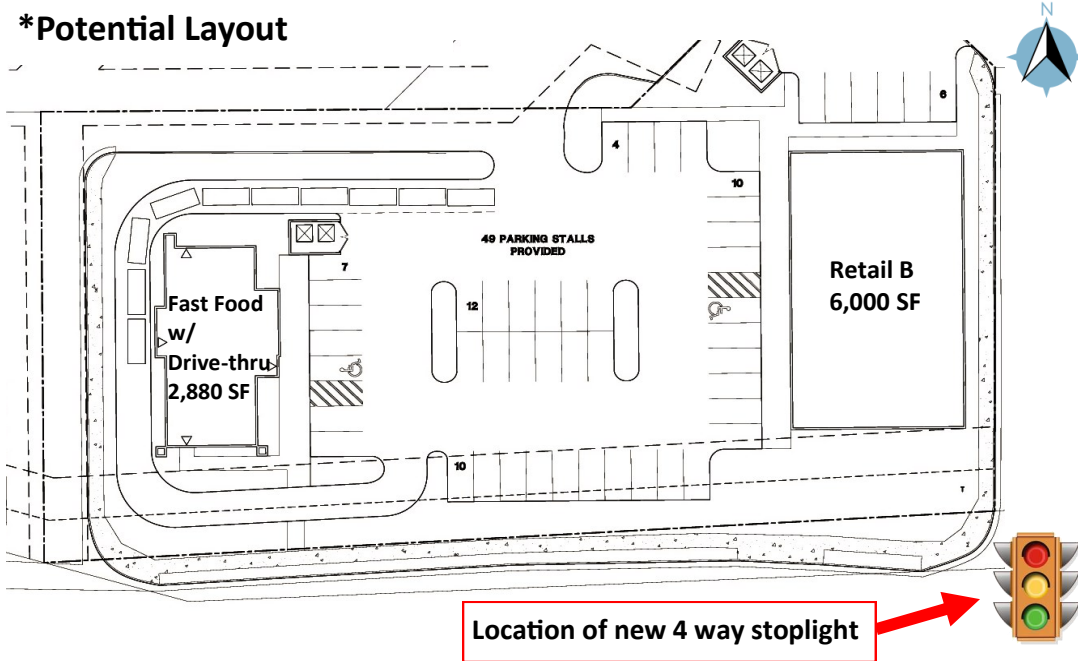
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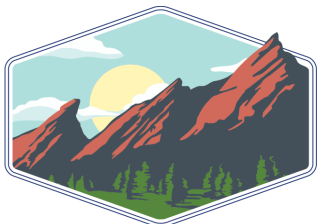
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***Potential Layout**



Unit	Square Footage	Price
Entire Pad	54,627	CALL NOW FOR RATE!
Retail	3,000 - 6,000	CALL NOW FOR RATE!
Drive-Thru	2,000 - 3,000	CALL NOW FOR RATE!



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