

# Standalone Retail Pads

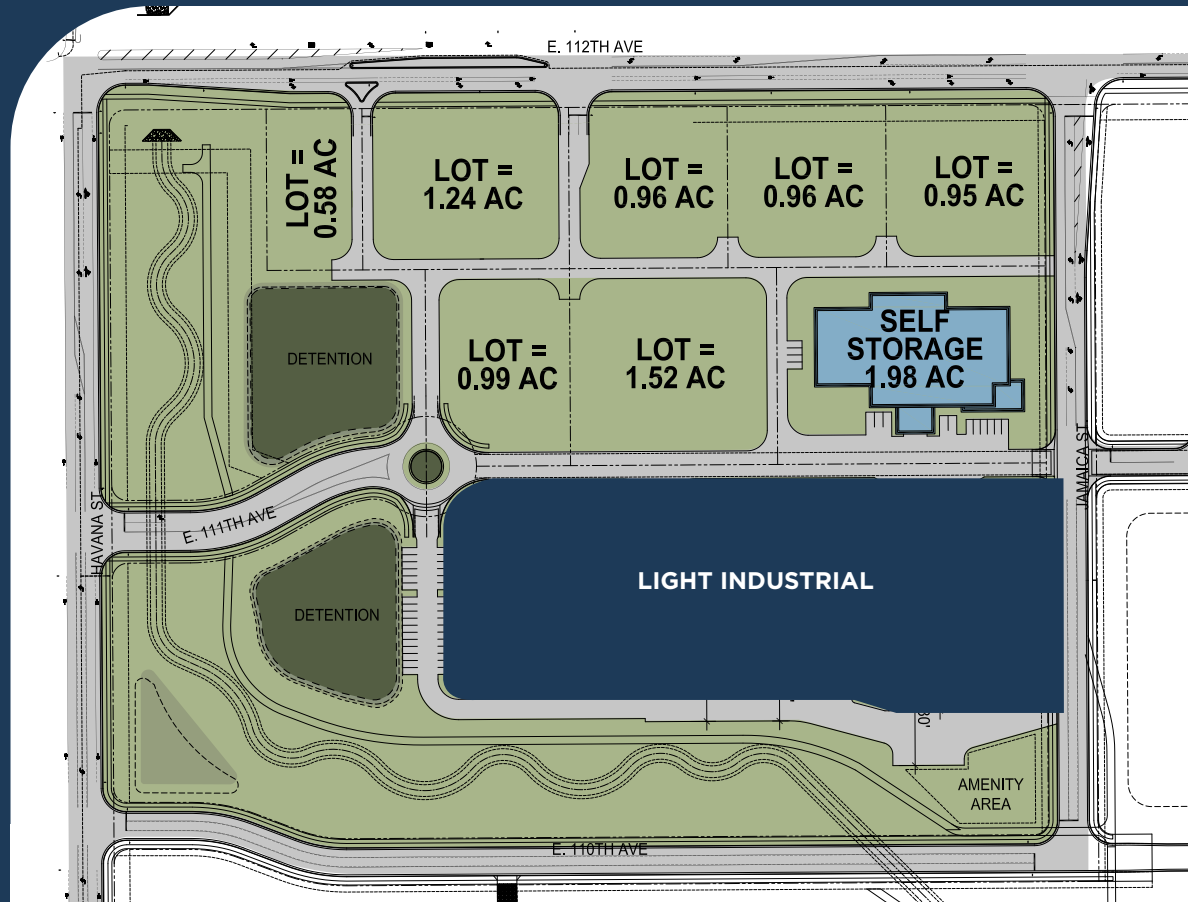
*For Sale / Ground Lease / Build to Suit*



**MOMENTUM**  
RETAIL CENTER

# Site Selection *MADE EASY*

Conveniently located along the I-76 corridor, Momentum Retail Center sits near the junction of I-76 and Highway 85 for maximum exposure and visibility. Boasting high traffic volumes and easy access via two freeway exits, this location also shares a neighborhood with over 1600 households within one mile, and is immediately adjacent to future residential development.



## Opportunity Highlights:

- STANDALONE RETAIL PADS
- FOR SALE, GROUND LEASE, OR BUILD TO SUIT
- WATER FOR DEVELOPMENT IN PLACE
- LOCATED JUST NORTH OF THE JUNCTION OF I-76 AND HWY 85

## Ideally Located For:

- GAS STATION
- CONVENIENCE STORE
- SELF-STORAGE
- CAR WASH
- FAST FOOD
- MEDICAL

# A Gateway to *OPPORTUNITY*



## Site Details:

- Located in Adams County Enterprise Zone and Limon Foreign Trade Zone
- Competitive property tax mill levy
- Utilities in place: (pending from broker)



# High Traffic. *HIGH VISIBILITY.*

The I-76 corridor is undergoing significant development thanks to its highway access, proximity to Denver's central core, and abundant nearby residences. Being here offers access to a large and growing population, as well as easy in and out access for travelers on surrounding highways.

## DESTINATIONS:

Downtown Denver: 21 minutes (14 miles)  
DEN: 23 minutes (15 miles)  
Boulder: 37 minutes (31 miles)  
Fort Collins: 1 hour (56 miles)  
Colorado Springs: 1 hr 15 minutes (85 miles)

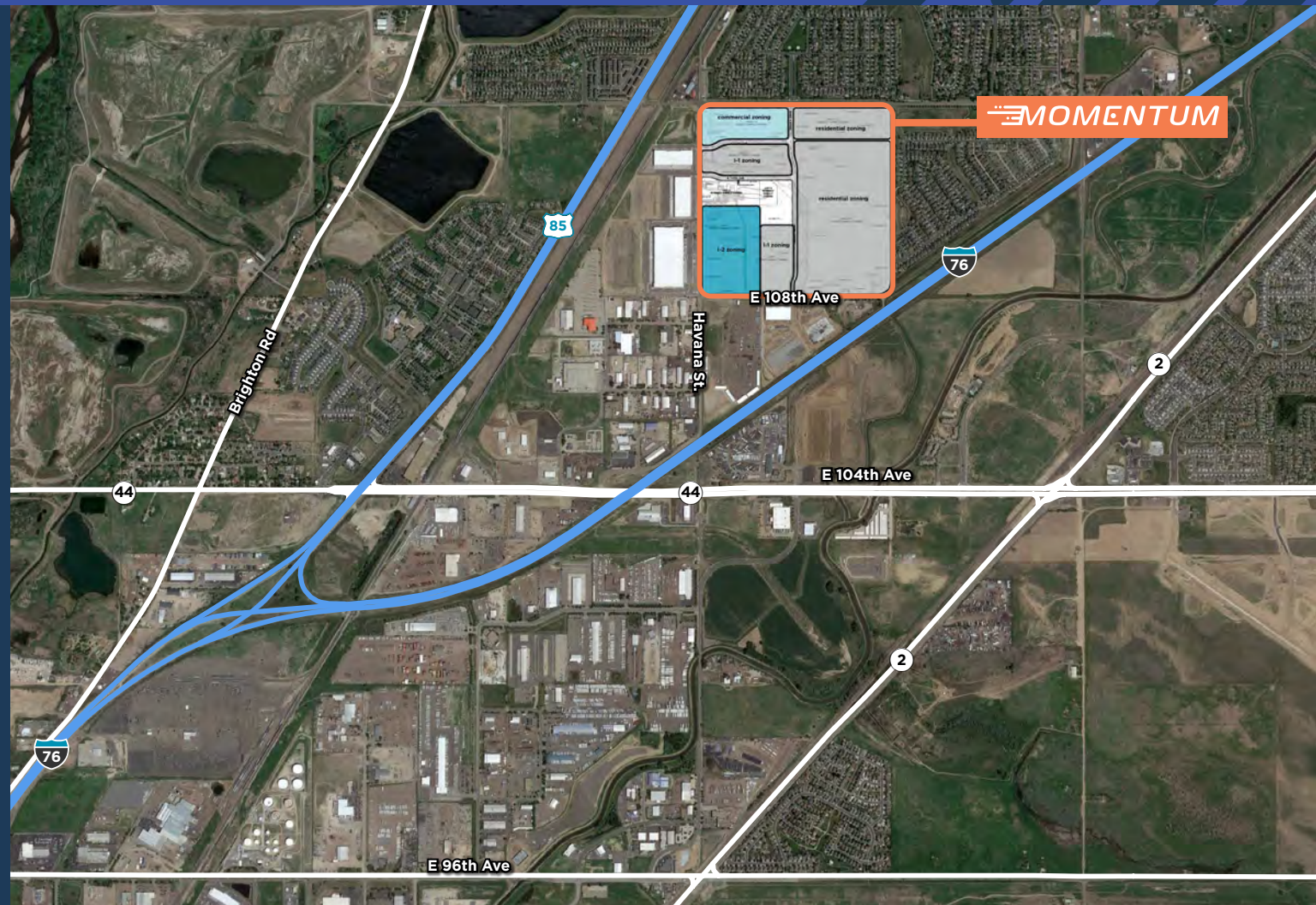
## ACCESS:

I-25: 10 minutes (7 miles)  
I-76: 7 minutes (4 miles)  
Highway 85: 1 minute (0.5 mile)  
E-470: 7 minutes (4 miles)  
I-70: 18 minutes (16 miles)  
I-25/I-80 junction: 1 hr, 20 minutes (92 miles)

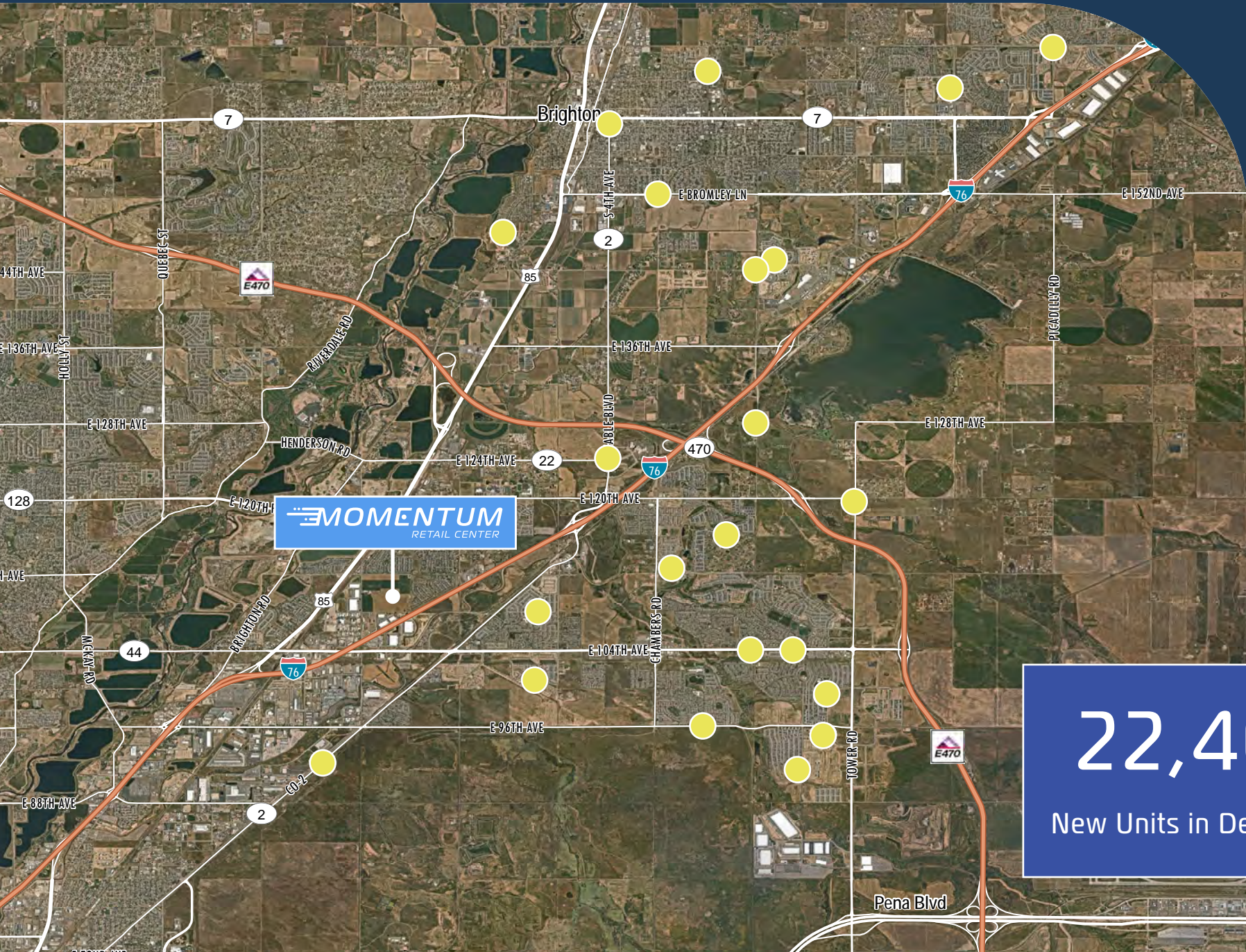
CLICK BELOW TO EXPLORE

LOCAL / REGIONAL  
ACCESS & DRIVE TIMES

AMENITIES &  
INFRASTRUCTURE



# NEARBY RESIDENTIAL DEVELOPMENTS



**22,400+**  
New Units in Development

# Favorable *DEMOGRAPHICS*

Favorable demographics and limited retail options combine to make this a site full of opportunity for both investors and end users.

## Population Statistics

	3-MILE RADIUS	5-MILE RADIUS
Total Population	29,095	121,446
Total Housing Units	9,369	40,375
Total Daytime Population	23,061	80,583
Average Household Income	\$131,262	\$144,431
Median Age	33.2	34.1

## Traffic Counts

Hwy 85 46,000 VPD	I-76 33,000 VPD	Hwy 85 / 112th Ave exit 6,819 VPD	I-76 at the 120th Pkwy exit 11,904 VPD	Havana St and 112th 1,739 VPD
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# MOMENTUM

RETAIL CENTER

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## ABOUT KARIS CAPITAL:

Karis Capital is a real estate development firm with a proficiency in forging relationships with tenants and brokers to cultivate projects with a meaningful story. We have a unique ability for developing high-quality industrial warehouses and distribution facilities across major U.S. Markets. We focus on Class A industrial development and core and value-add acquisitions in major markets across the country. Our team collectively has over eighty years of experience in site and asset selection, entitlement, construction, leasing, and disposition.

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