



# Crown Point Center Parker, Colorado

**NOW LEASING!**



Shops at Crown Point is located at the main entrance of Costco, now under development and slated to open in third quarter 2008. Costco's much anticipated entry into this rapidly growing, affluent community offers retailers and shoppers an extremely accessible location at the confluence of E-470 and Parker Road. Costco reports average store sales of \$125,000,000. Money magazine reports the average Costco shopper has an average annual income of \$72,000. **Over 50 percent of the women and men** in the top 10 percent income bracket shop at the chain.

### Demographics

Item/Radius	1 mi.	3 mi.	5 mi.
Population	5,437	39,917	120,150
Avg. H.H. Inc.	\$94,255	\$117,038	\$114,580
Employees	910	16,257	56,958

Bay Depth: 100 feet  
 Parking Ratio: 8/1,000  
 Building Size: 21,721 sq. ft.  
 Divisible to 1,300 sq. ft.

Parker Rd. S. of E470	59,200
Parker Rd. N. of E470	45,100 (CDOT Projects 49,520 in 2010)
E470 W. of Parker Rd.	40,000
E470 E. of Parker Rd.	30,200 (CDOT Projects 37,750 in 2010)



For More Information:  
[www.transmarkcompany.com](http://www.transmarkcompany.com)

Steve Scannell  
[steve@transmarkcompany.com](mailto:steve@transmarkcompany.com)  
 303-771-5012

Adam Karon  
[adam@transmarkcompany.com](mailto:adam@transmarkcompany.com)  
 520-615-9262

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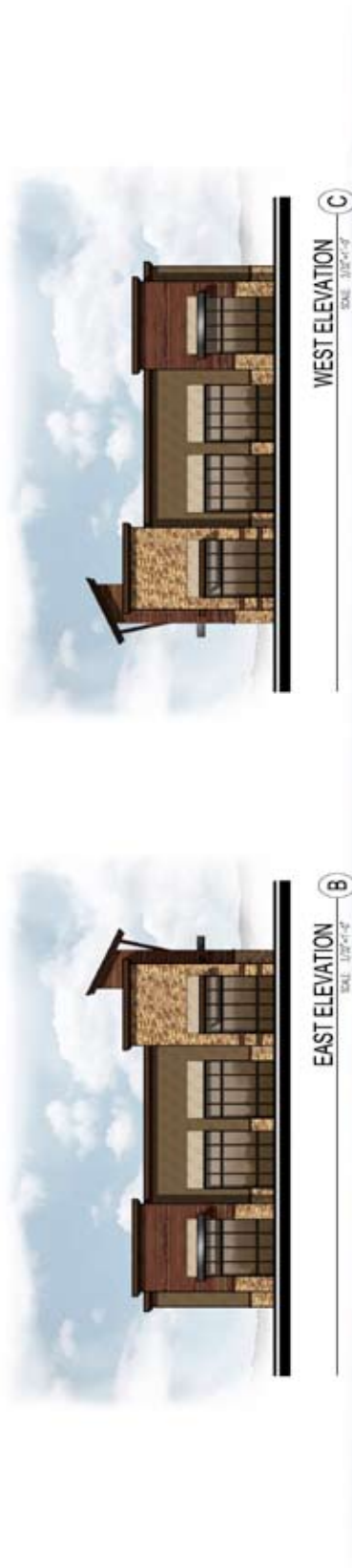


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