

# Development opportunities abound in northern Jeffco

Northern Jefferson County's thriving industry base is located along the U.S. 36 corridor and Highway 93. The area is conveniently positioned for transportation outlets. In the next few years, the completion of the C-470 beltway will connect the remaining 20 miles, finally closing the Denver metro loop. Jeffco residents will have easier access to jobs in the western suburbs and recreation in the mountains. In addition, comprehensive transit expansion plans for metro Denver include 122 miles of commuter and light rail and 18 miles of bus rapid transit. Northern Jefferson County will benefit from the Gold Line, opening in 2016. This 11.2-mile light-rail line will run along the BNSF/Union Pacific Railroad route from Denver Union Station to Wheat Ridge through northwest Denver and parts of Arvada.

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In addition to transportation developments, there are many opportunities in the area for future real estate development. Jefferson County's real estate market continues to be healthy and thriving. Available real estate in the county remains affordable, averaging \$17.50 per square foot for office and \$6.17 per sf triple net for industrial. In addition, the county has many land opportunities for devel-



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opment. The northern part of the county has some of the largest land parcels available.

The Rocky Mountain Metropolitan Airport is located on the county's northern border, on the western edge of metropolitan Denver.

Strategically situated between the cities of Denver and Boulder on U.S. 36, it is the closest airport to Denver's central business district. RMMA has more than 600 acres of land on the southwest side of the airport. This site is zoned for research-and-development activities, light manufacturing, various types of aircraft storage hangars, corporate hangar/office developments, aircraft service facilities and retail use.

Southwest of the airport lies one of the county's largest development projects, Candelas. This 1,451-acre mixed-use, master-planned community is located along Highway 93 and Highway 72. At full build-out, the project will produce more than 4,500 housing units and 7.1 million sf of commercial, industrial and office space. In addition, the project will bring approximately 30,000 jobs, and produce \$12 million annually in sales tax for the city of Arvada.

Directly north of Candelas, along Highway 93, is Mountain Plains Industrial Center. Mountain Plains is the only large parcel of land with I-1, I-2 and I-3 zoning and amenities in this corridor. This 131-acre site is adjacent to open space and has rail access.

The U.S. 36 corridor houses many opportunities for development. Church Ranch Corpo-

rate Center is positioned in the middle of the Denver-Boulder technology center. Land sites are available for build-to-suits to include office, R&D, light manufacturing, commercial, retail and hotels.

In addition, the corridor includes Westmoor Business Center. Thirty acres directly adjacent to Westmoor Drive and Heritage Golf Course have been set aside for development.

These land parcels are available for build-to-suit or for sale.

Moving farther east along the U.S. 36 corridor is Circle Point Corporate Center, located in Westminster along 108th Avenue. Circle Point has more than 20 acres of land for development. Zoning for this site includes office, industrial, manufacturing and R&D.

In addition to development projects, the northern part of the

county is seeing redevelopment as well. The old Westminster Mall is currently undergoing a transformation. The new vision for the 102-acre site includes a mixed-use urban development that supports a nearby bus rapid transit station. The project will provide more than 1 million square feet of office, retail and residential space and serve as a new downtown for the city of Westminster.▲



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