

# Hotel Pad Site

Land available for hotel development



## Property Information

Zoned for hotel this site is located north of the mixed-use downtown Superior and adjacent to Superior Marketplace retail center. This pad has high visibility with US-36 frontage.

## Space Available

Site area: 85,732 SF = 1.97 acres  
Height Limit: 90' - 3 to 6 stories  
Minimum Setback: 0'

## Traffic Counts (AADT)

Marshall Rd: 11,211  
McCaslin Blvd: 30,539  
Hwy 36: 84,620



## Quick Facts

Population	Community	Retail Trade Area
2010	12,483	132,521
2022	13,811	147,538
2027	14,478	153,286

Income	Community	Retail Trade Area
Average HH	\$184,026	\$136,358
Median HH	\$135,489	\$92,884
Per Capita	\$65,490	\$60,392

Age	Community	Retail Trade Area
Average	35.90	38.13
Median	34.02	34.63



## Contact

### Jill Mendoza, CEcD

Town of Superior Economic Development Manager  
303.909.2478  
JillM@SuperiorColorado.gov

### Aaron Farmer

The Retail Coach, LLC President  
662.844.2155  
AFarmer@TheRetailCoach.net

[www.Superior-Business.org](http://www.Superior-Business.org)