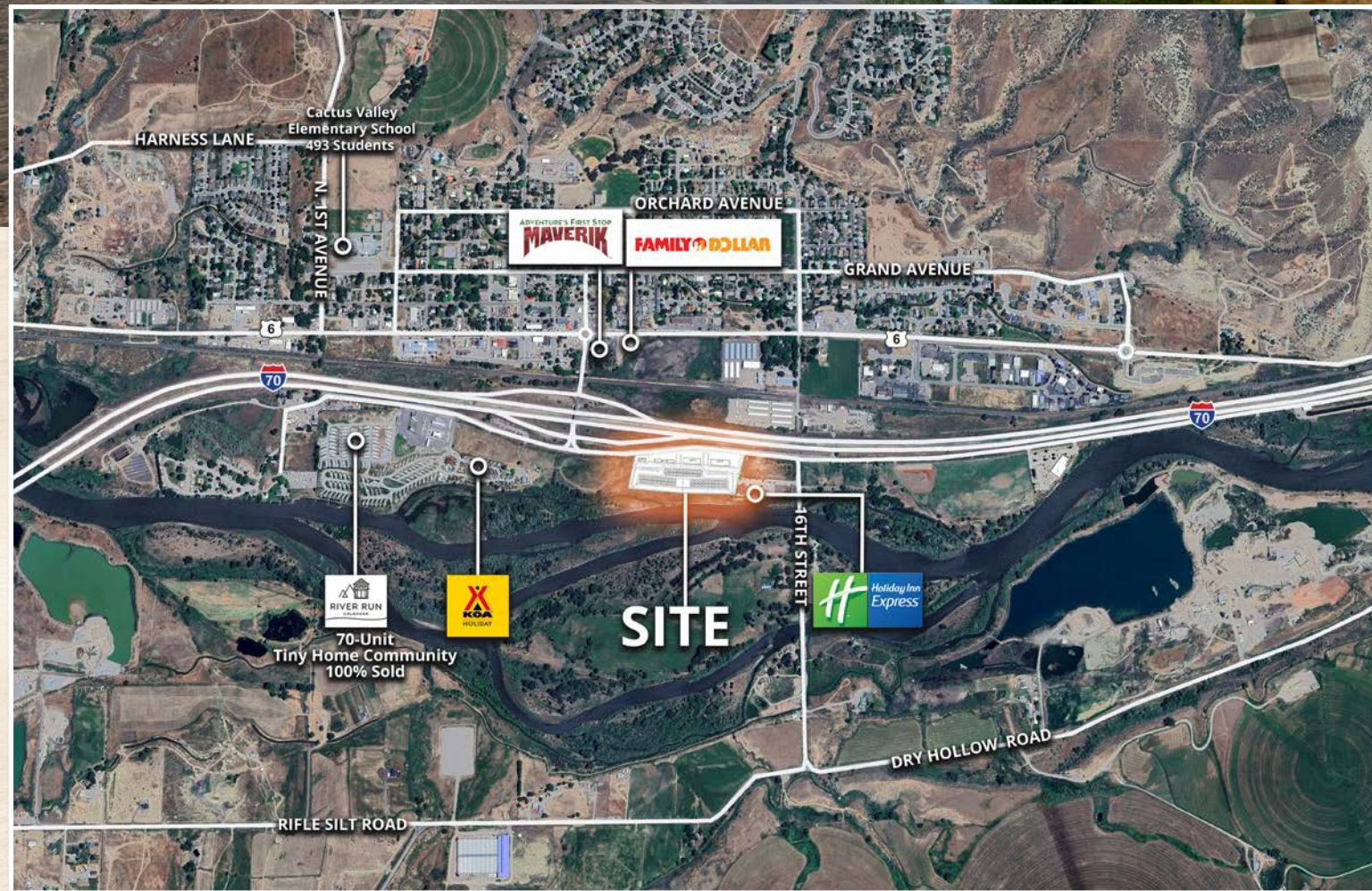




AREA MAP



For Sale or Lease

SILT, COLORADO

Retail Pads & Multi-Tenant Building Space

1421 RIVER FRONTAGE RD.
Silt, Colorado 81652



**0.72 - 4.42 AC
AVAILABLE**

Contact Broker
for Pricing

PROPERTY HIGHLIGHTS

- Retail Pads with I-70 visibility
- Directly in front of a 198 unit MF development
- Seeking retail and hospitality users



Mike Brunetti
+1 303 886 5884
mike.brunetti@colliers.com

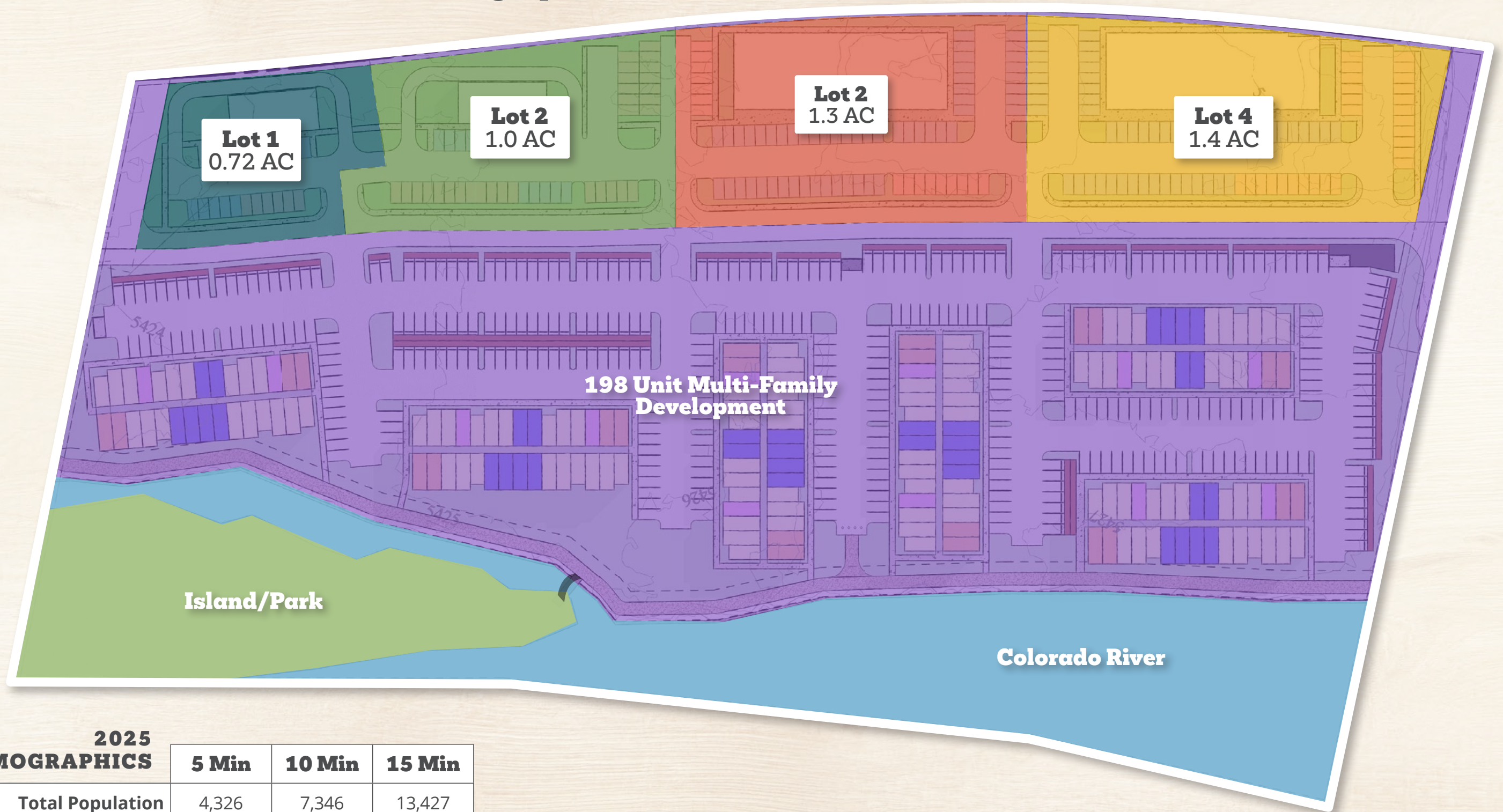
Lance Eberhard
+1 720 255 5231
lance.eberhard@colliers.com



Brokerage Disclosure

Site Plan

Retail Pads & Multi-Tenant Building Space



2025 DEMOGRAPHICS

	5 Min	10 Min	15 Min
Total Population	4,326	7,346	13,427
Daytime Population	\$99,431	\$106,353	\$109,233
Avg. Household Income	\$120,621	\$122,529	\$122,733