

Colliers
INTERNATIONAL

COLLIERS INTERNATIONAL | DENVER
4643 South Ulster Street, Suite 1000, Denver, CO 80237
www.colliers.com

VISTA RIDGE COMMONS

Highway 7 & Bonanza Drive
ERIE, COLORADO
LAND FOR SALE

Colorado National Golf Club

VISTA RIDGE (2,000 HOMES)

ANHEIM (3,000 HOMES)

Colliers INTERNATIONAL

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Site Details:

- PAD 6:** 1.97 ACRES (FULL RT IN RT OUT)
- PAD 1:** .8 ACRES (UNDER CONTRACT)
- PAD 2, PAD 3, PAD 4:** 1 - 3.59 ACRES
- PAD 5:** 1.44 ACRES

PROPOSED RI/RO



SITE INFORMATION

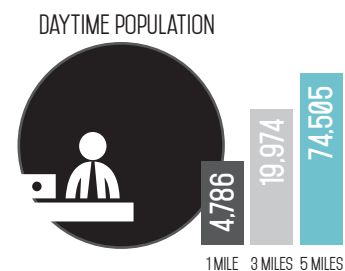
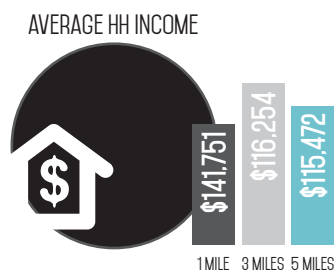
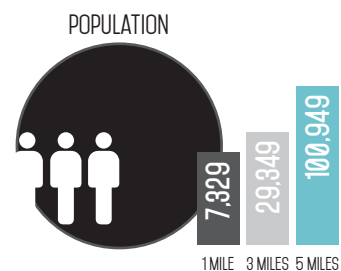
AVAILABLE SPACE
34,848 SF TO
7.8 ACRES

PRICE
CONTACT LISTING
BROKER

HIGHLIGHTS

- » RETAIL PADS AVAILABLE.
- » LOCATED IN THE DYNAMIC HIGHWAY 7 CORRIDOR IN THE 2,000 HOME VISTA RIDGE DEVELOPMENT (WHICH FEATURES COLORADO NATIONAL GOLF CLUB).
- » ACROSS THE STREET FROM THE ENTRANCE TO THE 3,000 HOME ANTHEM DEVELOPMENT, AND JUST WEST OF A LARGE NEW KING SOOPERS ANCHORED CENTER AND CHILDRENS' HOSPITAL.
- » HIGH INCOMES AND A RAPIDLY GROWING POPULATION.
- » HIGH TRAFFIC COUNTS ON HIGHWAY 7, WHICH IS A STRATEGIC EAST-WEST ROAD CONNECTING TO BOULDER AND BRIGHTON, NEAR I-25.
- » ROUGH GRADED DELIVERY

DEMOGRAPHICS



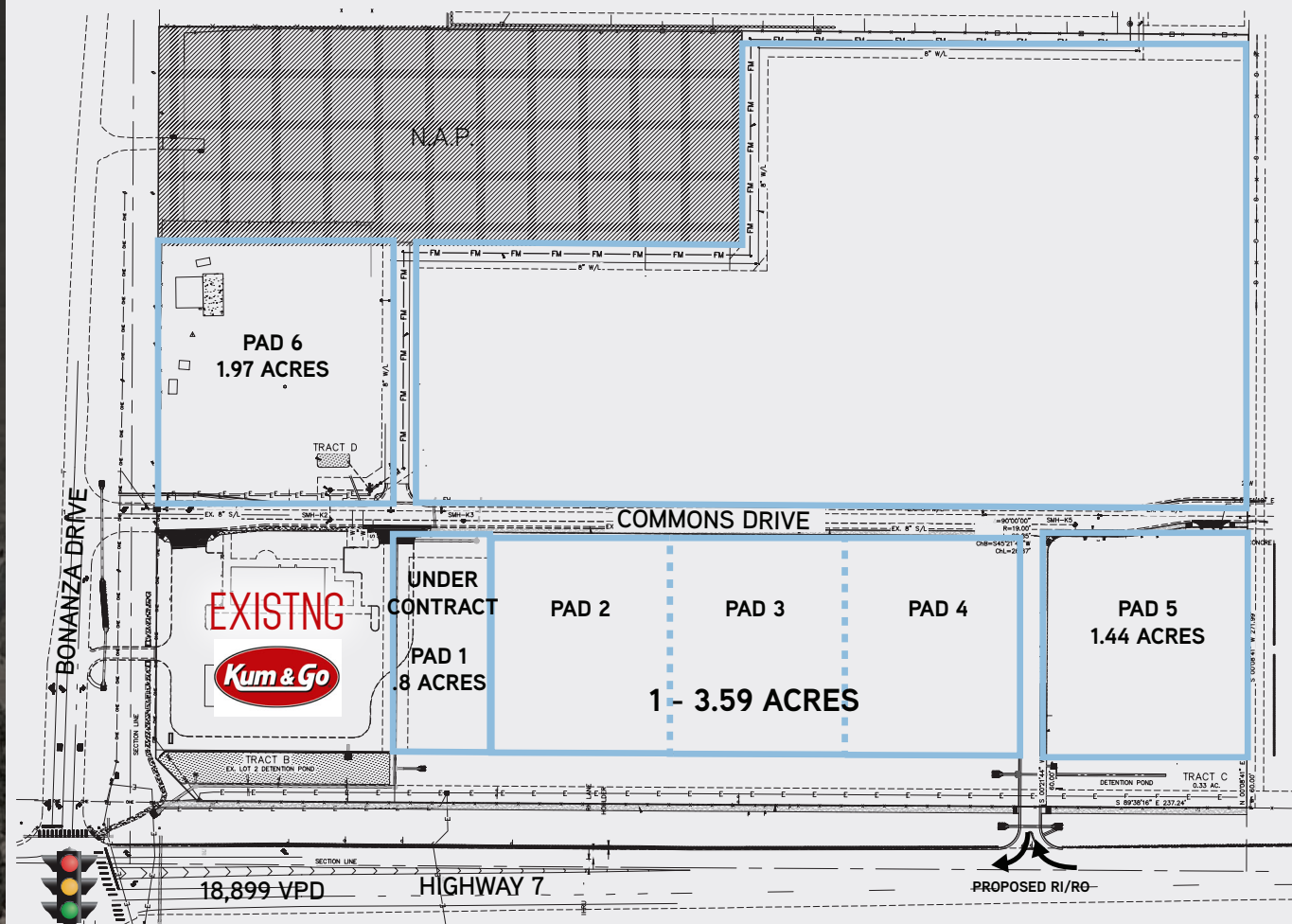
2016 ESTIMATES COURTESY OF ESRI



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PROPOSED SITE PLAN



TRAFFIC COUNTS

18,899 CARS/DAY	HIGHWAY 7 EAST OF BONANZA DRIVE
20,539 CARS/DAY	HIGHWAY 7 WEST OF BONANZA DRIVE
23,044 CARS/DAY	HIGHWAY 7 WEST OF I-25

2011/2014 ESTIMATES COURTESY OF CDOT

