

- - UNDER CONSTRUCTION
- - FUTURE DEVELOPMENT
- - PROPOSED

14,291 UNITS - UNDER CONSTRUCTION
 3,604 UNITS - FUTURE DEVELOPMENT
 12,462 - PROPOSED



VISTA RIDGE

Highway 7 & Bonanza Drive
 ERIE, COLORADO
 LAND FOR SALE

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VISTA RIDGE

Highway 7 & Bonanza Drive
ERIE, COLORADO
 LAND FOR SALE

Total Project Size: 8 acres
 Pads: 30,000 SF - 3 acres
 In-line Space: 1,200 - 10,000 SF
 Price: Contact Broker

PROPOSED SITE PLAN

HIGHLIGHTS

- > Retail pads available.
- > Located in the dynamic Highway 7 corridor in the 2,494 home Vista Ridge development (which features Colorado National Golf Club).
- > Across the street from the entrance to the 3,500 home Anthem development, and just west of a large new King Soopers anchored center and Children's 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.

TRAFFIC COUNTS

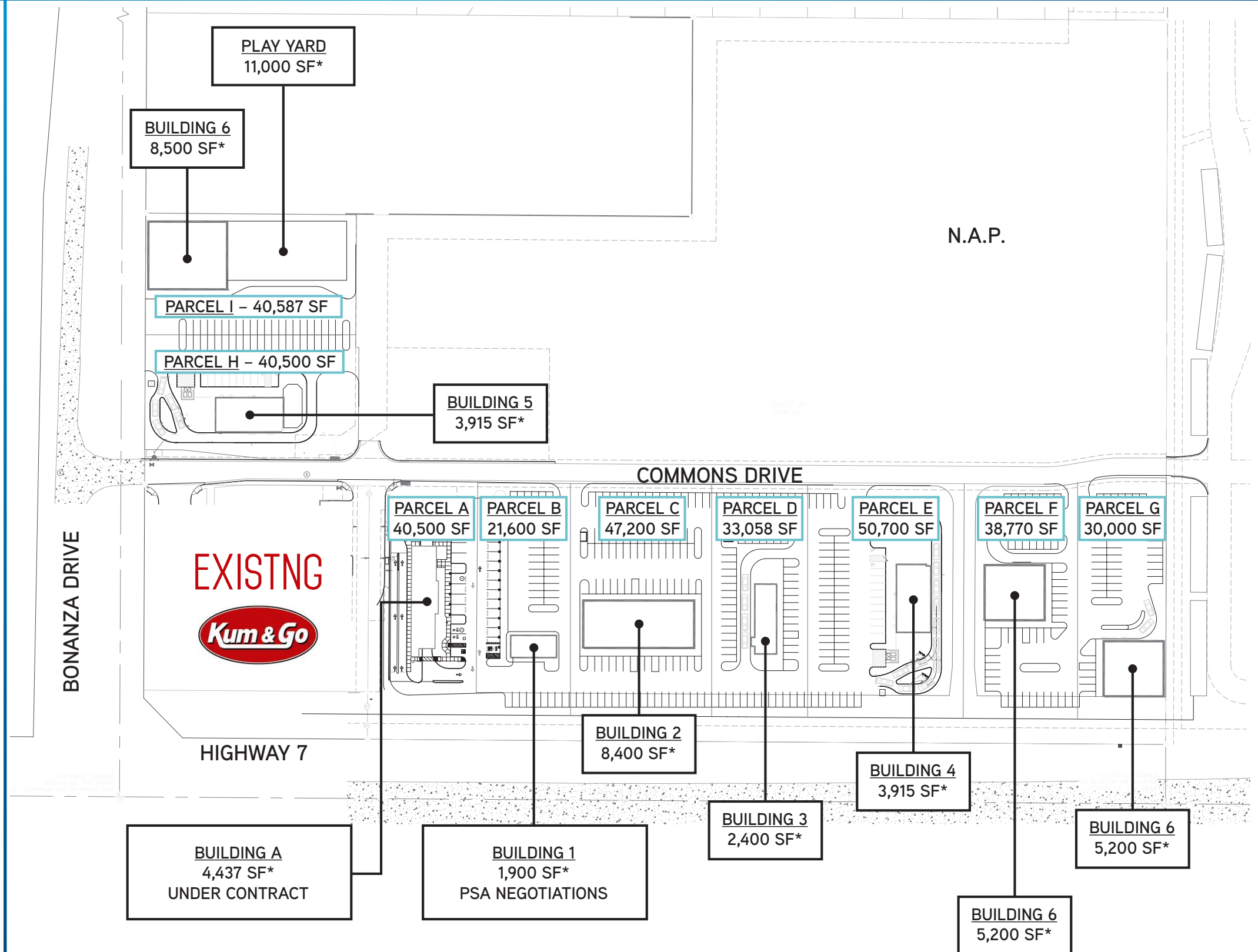
HIGHWAY 7 EAST OF BONANZA DRIVE:	21,106 CARS/DAY
HIGHWAY 7 WEST OF BONANZA DRIVE:	18,600 CARS/DAY
HIGHWAY 7 WEST OF I-25:	21,189 CARS/DAY

Source: MPSI 2017 Estimates

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,462	34,620	112,187
Average HH Income	\$141,751	\$116,254	\$115,472
Daytime Population	5,723	24,129	82,833

Source: ESRI 2018 Estimates



*PROPOSED BUILDING SIZES