

## TRADE AREA DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
Population	15,552	77,645	192,561
Average HH Income	\$121,844	\$104,465	\$97,052
Businesses	419	2,270	6,784
Employees	3,450	18,561	62,490

Source: Applied Geographic Solutions, 2015 Estimates

## TRAFFIC COUNTS

On Highway 7 west of Interstate 25	23,044 Cars/day
On Hwy 7 west of Mountain View Blvd	21,106 Cars/day
On Mountain View Blvd north of Hwy 7	8,316 Cars/day

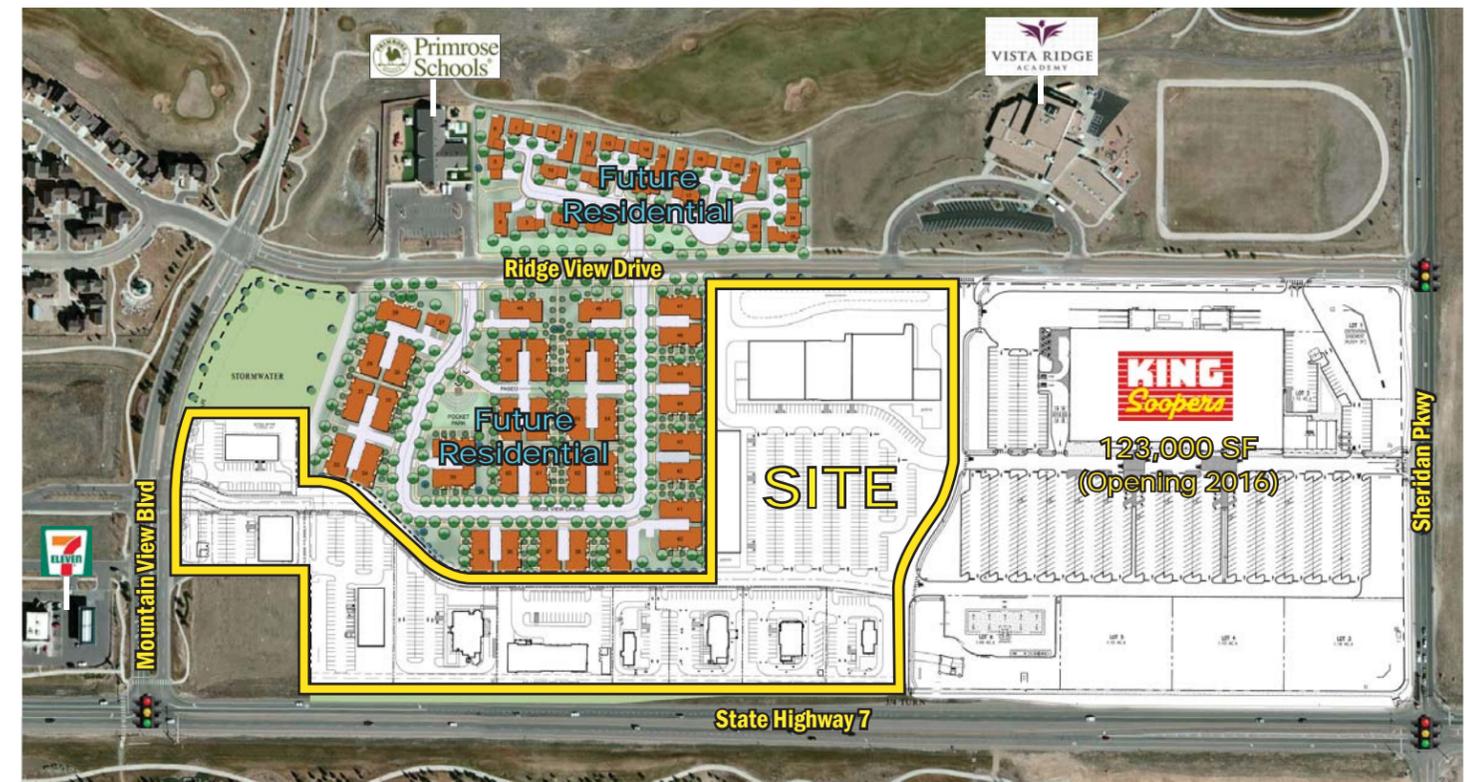
Source: DRCOG 2013, 2011



# NEW RETAIL DEVELOPMENT COMING SOON

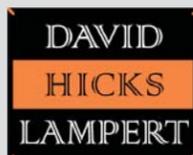
# VISTA RIDGE

## NWQ HIGHWAY 7 & SHERIDAN PARKWAY - ERIE, CO



- Retail development adjacent to the just announced 123,000 SF King Soopers.
- **AVAILABLE:**  
Anchor, In-Line & Pads For Lease, BTS or Sale
- High income demographics; high traffic arterial.
- Highway 7: key arterial corridor connecting I-25 to Broomfield, Erie, Boulder and Brighton.
- Over 10,000 dwelling units approved within 3 miles.
- Close proximity to University of Colorado Medical Campus (to be built).

### FOR MORE INFORMATION, PLEASE CONTACT:



**ALLEN LAMPERT**  
303.694.6082 x306  
allen.lampert@dhlb.com

**STEVE MARKEY**  
303.694.6082 x305  
steve.markey@dhlb.com

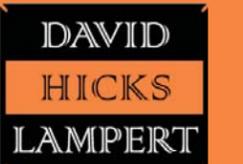
**ANDREW FOX**  
303.694.6082 x324  
andrew.fox@dhlb.com

**DAVID, HICKS & LAMPERT**  
BROKERAGE, LLC  
5750 DTC Parkway, Suite 200  
Greenwood Village, CO 80111  
Telephone 303.694.6082  
Fax 303.793.0994  
www.dhlb.com

**ALLEN LAMPERT**  
allen.lampert@dhlb.com

**STEVE MARKEY**  
steve.markey@dhlb.com

**ANDREW FOX**  
andrew.fox@dhlb.com



www.dhlb.com

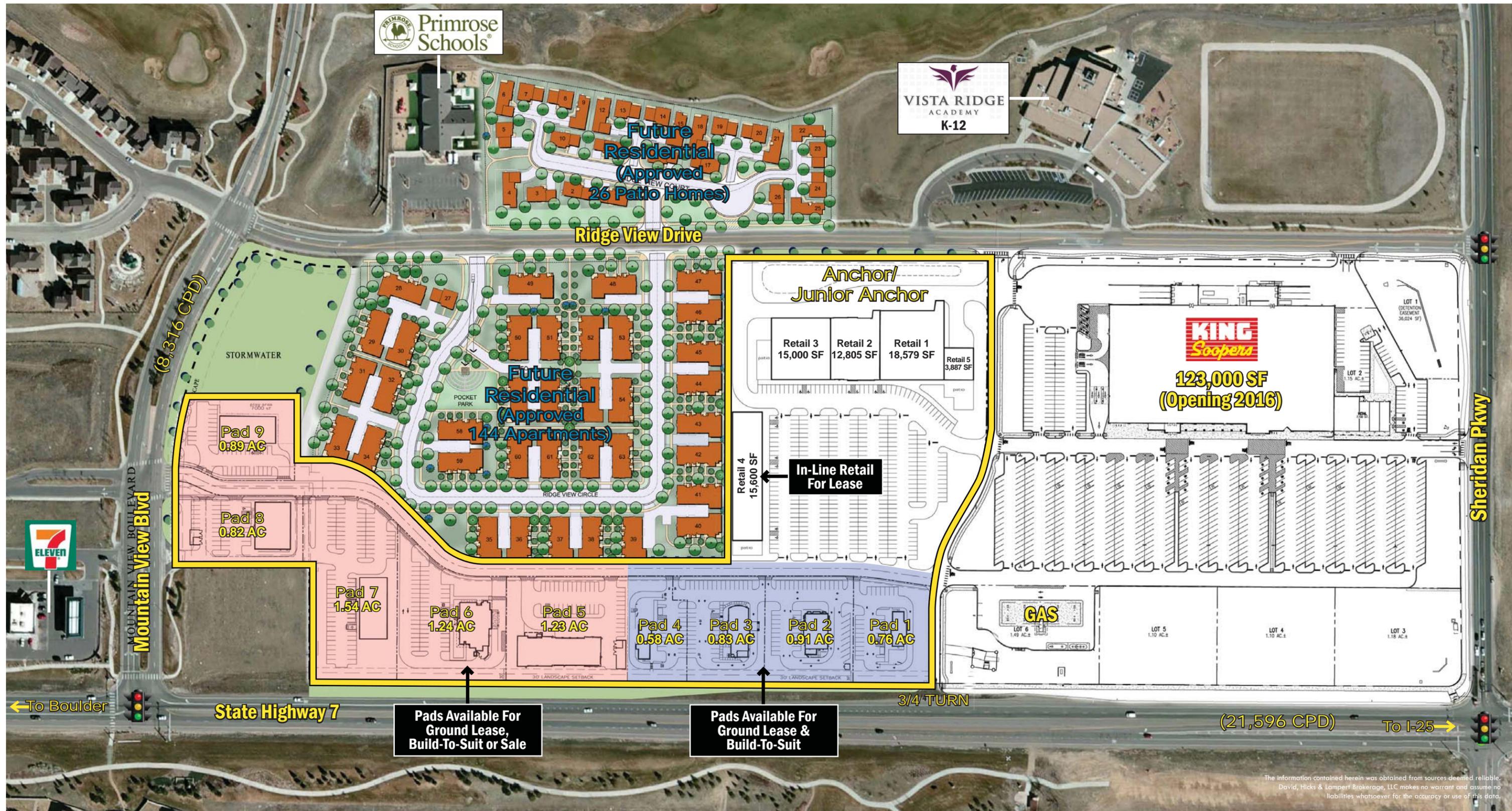
# NEW RETAIL DEVELOPMENT COMING SOON

# VISTA RIDGE

NWQ HIGHWAY 7 & SHERIDAN BOULEVARD - ERIE, COLORADO

DAVID  
HICKS  
LAMPERT

CALL BROKERS  
FOR INFORMATION



Pads Available For  
Ground Lease,  
Build-To-Suit or Sale

Pads Available For  
Ground Lease &  
Build-To-Suit

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