



DEMOGRAPHICS

| | 5 MILE | 7 MILE | 10 MILE |
|------------------------------|-----------|-----------|-----------|
| 2021 EST. POPULATION | 228,529 | 458,735 | 897,582 |
| 2026 PROJECTED POPULATION | 234,517 | 476,668 | 946,219 |
| 2026 EST. DAYTIME POPULATION | 205,340 | 331,056 | 770,191 |
| 2026 EST. AVG HH INCOME | \$108,319 | \$108,462 | \$104,723 |
| 2026 EST. HOUSEHOLDS | 99,080 | 193,203 | 387,593 |
| 2026 EST. BUSINESSES | 14,651 | 23,058 | 50,926 |

TRAFFIC

INTERSTATE 70
120,000 VEHICLES PER DAY

YOUNGFIELD STREET
29,000 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

CLEAR CREEK CROSSING

I-70 & Hwy 58 • Wheat Ridge, Colorado

**NEW REGIONAL MIXED-USE DEVELOPMENT
ANCHOR, PAD & SHOP OPPORTUNITIES**



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HIGHLIGHTS

**REGIONAL RETAIL SITE AT THE
INTERSECTION OF TWO MAJOR
HIGHWAYS** PROVIDES CONVENIENT ACCESS FOR
REGIONAL SHOPPING AND MOUNTAIN TRAVELERS.

EXCELLENT ACCESS OFF I-70 WITH NEW
WESTBOUND OFF AND ON RAMPs DIRECTLY INTO AND
OUT OF THE SHOPPING CENTER.

MANY OF COLORADO'S MOST POPULAR SKI RESORTS
ARE LOCATED IN THE MOUNTAINS ALONG I-70

84.2 MILLION VISITORS SPENT
\$21.9 BILLION IN COLORADO IN 2021.
MANY OF THOSE VISITORS USE I-70 TO ACCESS THE
MOST POPULAR STATE ATTRACTIONS.

www.cccrossing.com



The top rendering shows a ground-level view of a park area. A large wooden water tower stands prominently, featuring a green logo. To its left is a building labeled 'Cafe'. Further back, a building is labeled 'Burgers & Fries'. In the foreground, there is an ice cream stand labeled 'Ice Cream'. The area is landscaped with green grass, trees, and a paved walkway. The bottom rendering is an aerial view of the same area. It shows a 'MARKET TAVERN' building, a 'RIDGE HOUSE RESTAURANT' building, and a large windmill structure. The area is filled with trees, walkways, and outdoor seating areas with red umbrellas.