

ENERGETIC



FAMILY FRIENDLY



VIBRANT



CLEAR CREEK

# CROSSING



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58

40,000 vpd

58

INTERSTATE 70

29,000 vpd

11,000 vpd

120,000 vpd

NEW I-70 WESTBOUND ON RAMP

I-70 EASTBOUND ON RAMP

NEW I-70 WESTBOUND OFF RAMP

MULTI-USE TRAIL

MULTI-USE TRAIL

**CLEAR CREEK CROSSING**  
APARTMENTS  
310 UNIT LUXURY  
APARTMENT COMMUNITY  
1 & 2 BEDROOM HOMES

**outlook**  
clear creek  
250 UNIT LUXURY  
APARTMENT COMMUNITY  
1 & 2 BEDROOM HOMES

**CLEAR CREEK CROSSING**

CLEAR CREEK CROSSING TRAIL CONNECTION - COMING 2024

**THE LOOKOUT**  
at Clear Creek Grouping  
THE LOOKOUT IS A DINING AND ENTERTAINMENT DISTRICT FEATURING AN AMENITIZED PUBLIC PARK, OUTDOOR DINING, AND WILL BE A COMMON CONSUMPTION AREA

**Intermountain Healthcare**

**Hampton Inn & Suites**  
125 KEYS

**birdcall**

**FOOTHILLS CREDIT UNION**

**LIFETIME FITNESS**

**DUTCH BROS**

**Kum & Go**

Clear Creek Dr

40th Ave

Crossing Drive

Youngfield St

38th Ave

U

B

A

R

C

D

E

Q1

Q2

Q3

O

G

M

MULTI-USE TRAIL

TH

TH

INTERSTATE 70





CLEAR CREEK

# CROSSING

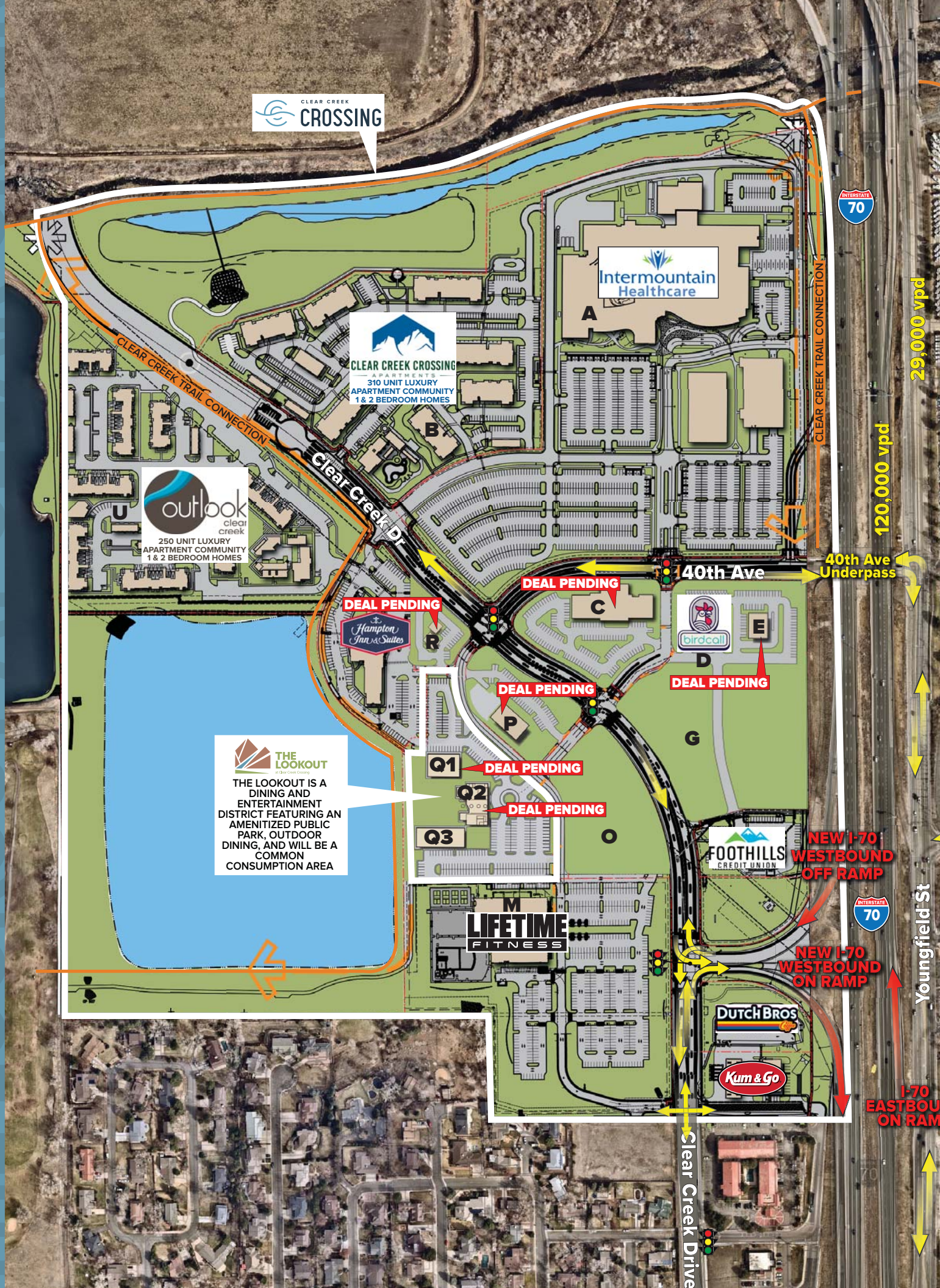
NESTLED IN THE BASE OF THE FOOTHILLS, CLEAR CREEK CROSSING FEATURES PICTURESQUE WALKING TRAILS ALONGSIDE AN IMPRESSIVE RANGE OF RESTAURANTS AND RETAIL THAT WILL SURPASS YOUR EXPECTATIONS. MANY OF COLORADO'S MOST POPULAR SKI RESORTS ARE LOCATED IN THE MOUNTAINS ALONG I-70 MAKING CLEAR CREEK CROSSING A CONVENIENT STOP ON THE WAY UP OR THE WAY DOWN FROM THE SLOPES WITH EXCELLENT ACCESS OFF I-70.

AVAILABILITIES		
LOTS	ACREAGE	NOTES
G	5.45	AVAILABLE (DIVISIBLE)
O	2.74	AVAILABLE (DIVISIBLE)
THE LOOKOUT AT CLEAR CREEK CROSSING		
Q3	1.10 ACRES (9,000 SF BUILDING)	AVAILABLE (SINGLE OR MULTITENANT BUILDING)

\*Q3 proposed building can grow in size slightly and can be divided for leases 1,500 SF or larger

COMPLETED & PENDING		
LOT	USER	ESTIMATED OPENING
A	INTERMOUNTAIN HEALTHCARE	MID-2024 (210-BED HOSPITAL BUILDING & 130,000 SF ACCESSORY MOB)
B	CLEAR CREEK CROSSING APARTMENTS	OPEN
C	HOTEL (FLAG TBA)	DEAL PENDING (118 KEYS; SUMMER 2025)
D	BIRDCALL	LATE 2024
E	FINANCIAL INSTITUTION (TBA)	DEAL PENDING (EARLY 2025)
J	FOOTHILLS CREDIT UNION	OPEN
K	DUTCH BROS	OPEN
L	KUM & GO	OPEN
M	LIFE TIME FITNESS	MID-2024
P	DAYCARE (TBA)	DEAL PENDING (LATE 2025)
R	QSR (TBA)	DEAL PENDING (LATE 2024)
T	HAMPTON INN & SUITES	LATE 2024
U	OUTLOOK CLEAR CREEK APARTMENTS	MID-2024 (250 APARTMENT HOMES)

THE LOOKOUT		
Q1	LOCAL BREWERY & RESTAURANT	DEAL PENDING (SUMMER 2025)
Q2	LOCAL F&B CONCEPTS	DEAL PENDING (SUMMER 2025)



CHARM







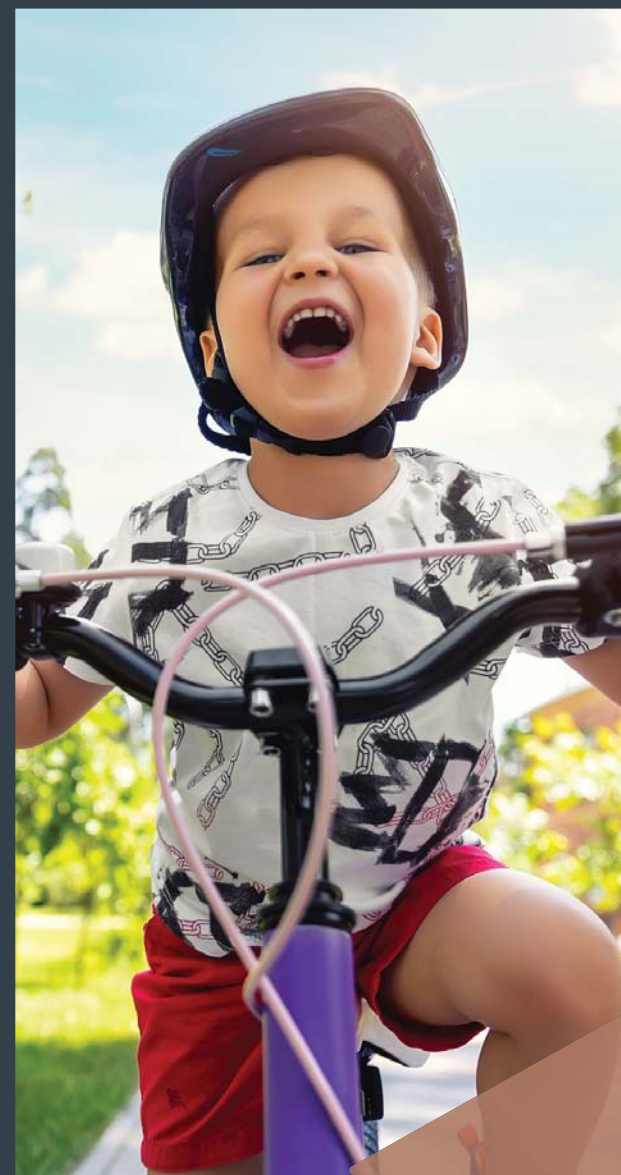
# THE LOOKOUT

AT CLEAR CREEK CROSSING

CONNECTED



AL FRESCO DINING

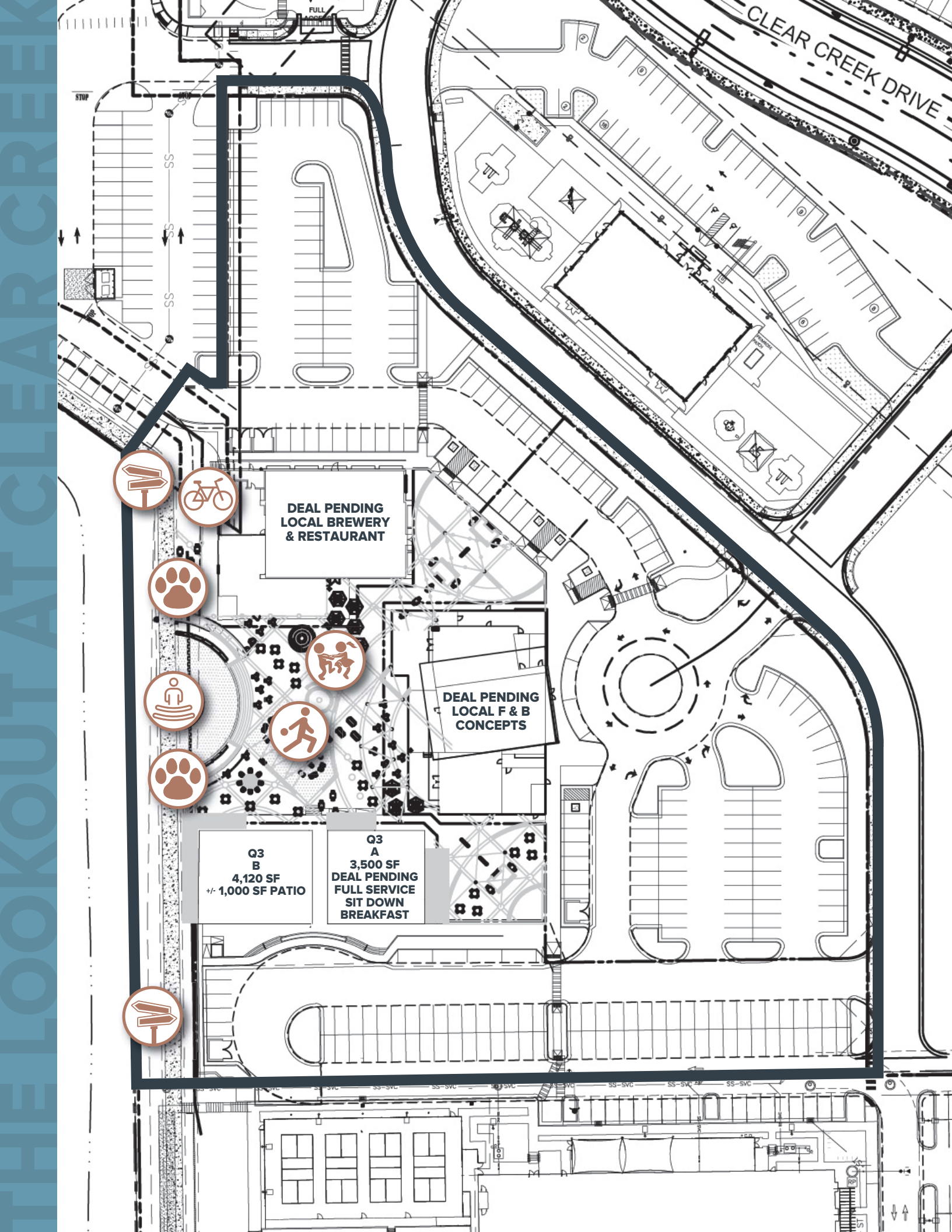


COMMON CONSUMPTION

LEGEND PARTNERS

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# THE LOOKOUT

at Clear Creek Crossing

NESTLED WITHIN CLEAR CREEK CROSSING'S MIXED-USE DEVELOPMENT, **THE LOOKOUT AT CLEAR CREEK CROSSING IS SITUATED AROUND A BEAUTIFUL PUBLIC PARK WITH WESTERN VIEWS.** THE LOOKOUT BOASTS A **SPACIOUS OUTDOOR PLAZA AND PARK WITH FAMILY-FRIENDLY AMENITIES, AMPLE OUTDOOR DINING SPACES,** AND CONVENIENT ACCESS TO **THE CLEAR CREEK TRAIL.** THE LOOKOUT WILL FEATURE A **COMMON CONSUMPTION LICENSE,** AN EXCITING MIX OF TENANTS, AND **TOP-NOTCH FOOD AND BEVERAGE OFFERINGS.** ESTIMATED DELIVERY IN FALL OF 2024.

## PUBLIC PARK WITH COMMON CONSUMPTION



**PET STATION**



**BIKE RACKS**



**GAME LAWN**



**AMPITHEATER**



**CLEAR CREEK TRAIL (DIRECT CONNECTION INTO THE LOOKOUT)**



**CHILDREN'S PLAY AREA**



**AMPLE OUTDOOR DINING AREAS, FIRE PIT TABLES, BEAUTIFUL LANDSCAPING**





# THE LOOKOUT

at Clear Creek Crossing

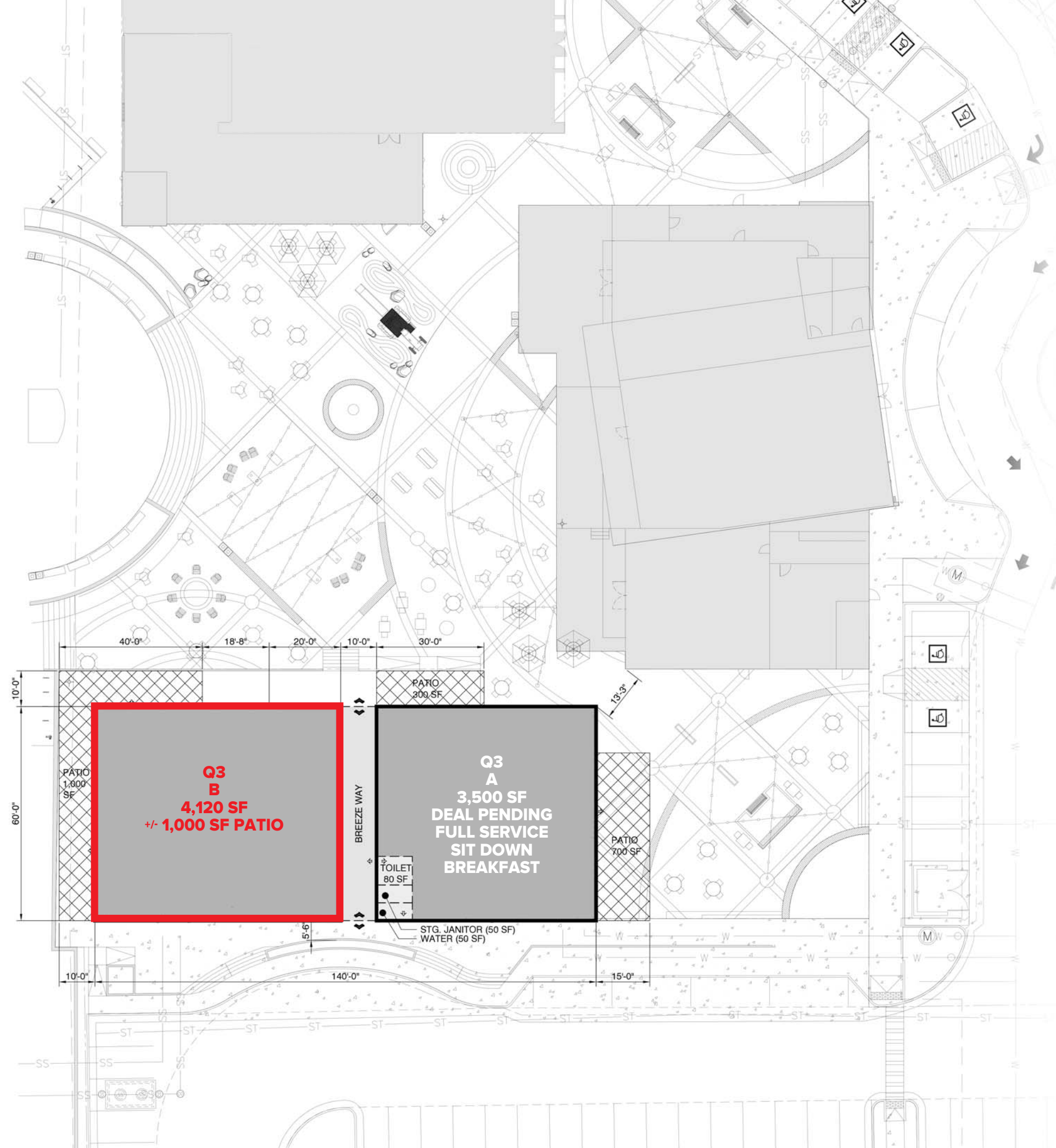


**4,120 SF AVAILABLE**

**DIVISIBLE**

**1,000 SF PATIO**

**LAST WESTERN VIEW ENDCAP**





# WESTERN VIEWS

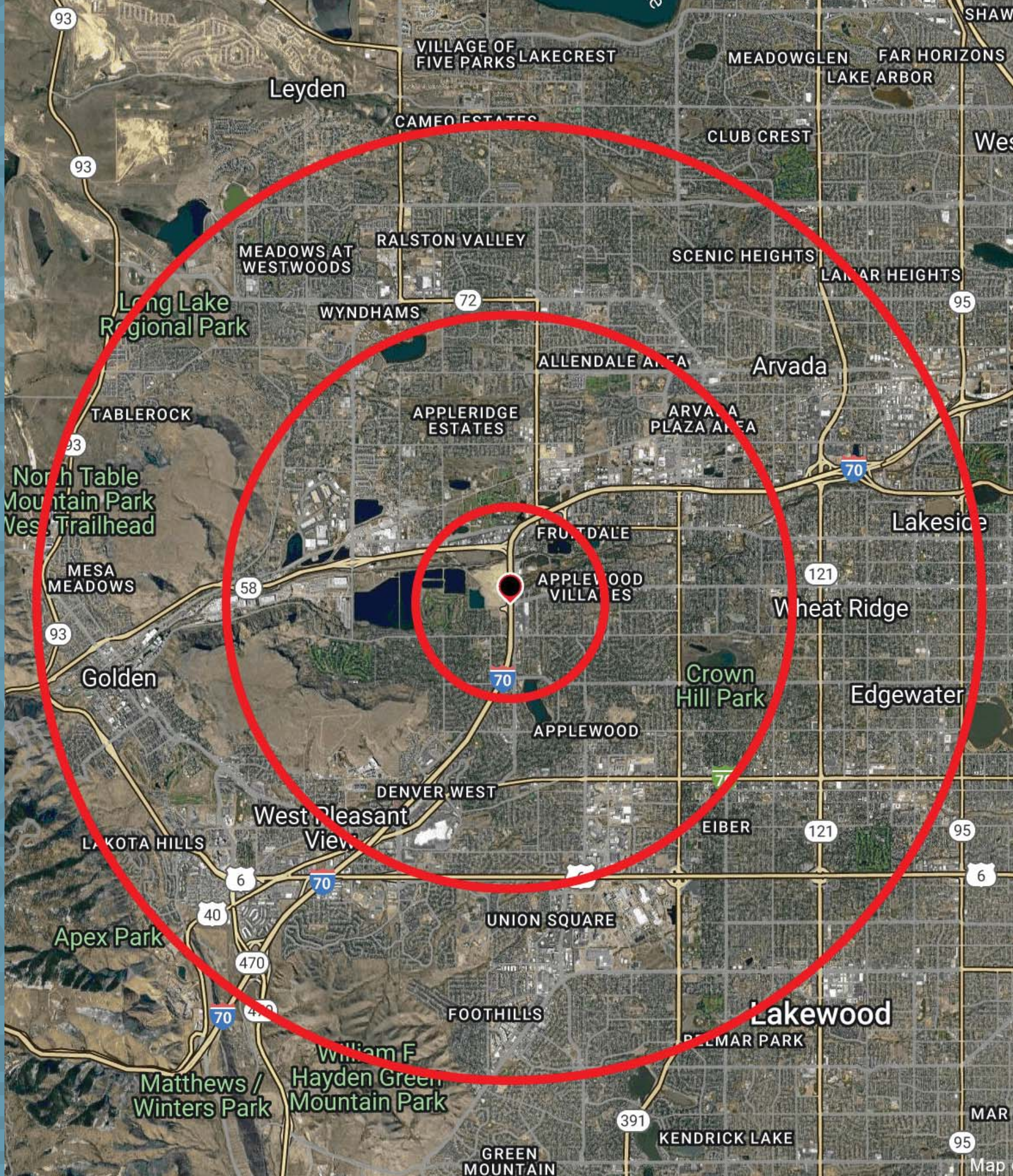
THE LOOKOUT AT CLEAR CREEK CROSSING HAS **UNOBSTRUCTED WESTERN VIEWS OVERLOOKING APPLEWOOD GOLF COURSE AND SOUTH TABLE MOUNTAIN**. A CONNECTION TO CLEAR CREEK TRAIL WILL BE COMPLETED IN 2024, PROVIDING DIRECT ACCESS INTO THE LOOKOUT. **THE CLEAR CREEK TRAIL RUNS MORE THAN 20 MILES FROM METRO DENVER THROUGH WHEAT RIDGE** AND INTO GOLDEN, PROVIDING RUNNERS, CYCLISTS, WALKERS, AND FAMILIES WITH PICTURESQUE VIEW AND EASY ACCESS TO ALL THE AMENITIES THE LOOKOUT WILL OFFER.



## TRAIL ACCESS







REGIONAL RETAIL SITE AT THE **INTERSECTION OF TWO MAJOR HIGHWAYS**



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



**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



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

## DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	7,064	65,739	231,201
2028 PROJECTED POPULATION	7,191	67,827	240,423
2023 EST. DAYTIME POPULATION	5,015	74,840	199,236



2023 EST. AVG HH INCOME	\$199,499	\$135,273	\$132,401
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2023 EST. HOUSEHOLDS	2,966	28,798	99,744
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2023 EST. BUSINESSES	488	5,470	15,480
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CLEAR CREEK

**CROSSING**

+



**THE  
LOOKOUT**

at Clear Creek Crossing

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