

ENERGETIC



FAMILY FRIENDLY



VIBRANT



CLEAR CREEK

CROSSING



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 **Evergreen**
Development | Services | Investments

58

40,000 vpd

58



MULTI-USE TRAIL



MULTI-USE TRAIL

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

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

Intermountain Health
210 BEDS
130,000 SF MOB

Clear Creek Dr

Hampton Inn & Suites
125 KEYS

BONFIRE BURRITOS

HOME2
SUITES BY HILTON
118 KEYS

birdcall

Bank of America

D&B
PROPOSED

prost
BREWING CO.

PRIMROSE SCHOOLS

DEAL PENDING

Q1

Q2 RECESS

Q3

Q3 #HASHTAG

LIFETIME

FOOTHILLS CREDIT UNION

NEW I-70 WESTBOUND OFF RAMP

38th Ave
11,000 vpd

CLEAR CREEK CROSSING TRAIL CONNECTION - COMING 2024

THE LOOKOUT
at Clear Creek Crossing
THE LOOKOUT IS A DINING AND ENTERTAINMENT DISTRICT FEATURING AN AMENITIZED PUBLIC PARK WITH AN OUTDOOR COMMUNAL DINING AREA

DUTCH BROS

MAVERIK

NEW I-70 WESTBOUND ON RAMP

INTERSTATE 70

Youngfield St

120,000 vpd

29,000 vpd

INTERSTATE 70

40TH AVE UNDERPASS

40th Ave

Crossing Drive



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
F	.63	AVAILABLE
S	1.67	AVAILABLE (DIVISIBLE)
THE LOOKOUT AT CLEAR CREEK CROSSING		
Q3	4,120 SF	AVAILABLE (DIVISIBLE)

COMPLETED & PENDING		
LOT	USER	ESTIMATED OPENING
A	INTERMOUNTAIN HEALTHCARE	OPEN
B	CLEAR CREEK CROSSING APARTMENTS	OPEN
C	HOME 2 SUITES BY HILTON	OPENING SUMMER 2026
D	BIRDCALL	OPENING SPRING 2026
E	BANK OF AMERICA	OPENING SUMMER 2026
G	DAVE AND BUSTER'S (PROPOSED)	DEAL PENDING
J	FOOTHILLS CREDIT UNION	OPEN
K	DUTCH BROS	OPEN
L	MAVERIK	OPEN
M	LIFE TIME FITNESS	OPEN
O	FINANCIAL OFFICE	DEAL PENDING
P	PRIMROSE SCHOOLS	OPENING FALL 2025
R	BONFIRE BURRITOS	OPENING FALL 2025
T	HAMPTON INN & SUITES	OPENING SUMMER 2025
U	OUTLOOK CLEAR CREEK APARTMENTS	OPEN
THE LOOKOUT		
Q1	PROST BREWING CO.	OPENING SPRING 2026
Q2	AGORA AT APPLEWOOD (BY RECESS)	OPENING SPRING 2026
Q3	#HASHTAG	OPENING SPRING 2026





CONNECTED

THE LOOKOUT

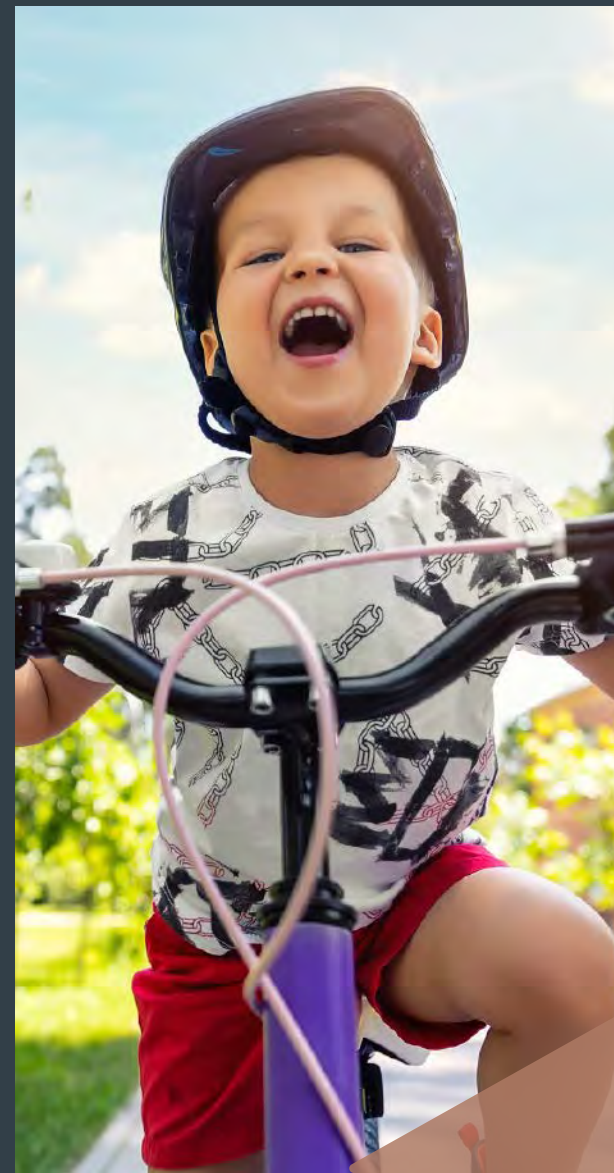
AT CLEAR CREEK CROSSING



AL FRESCO DINING



COMMUNAL DINING

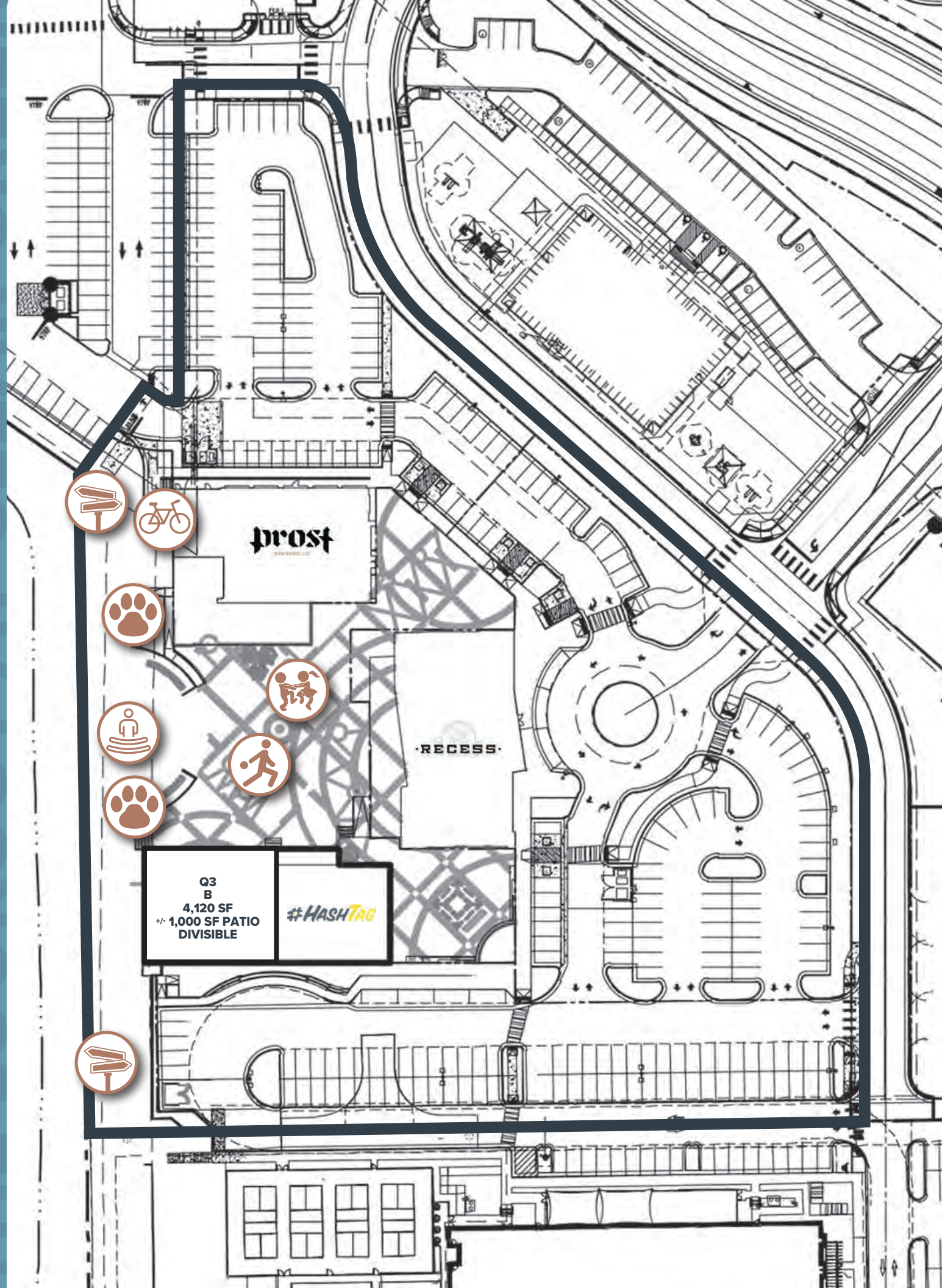


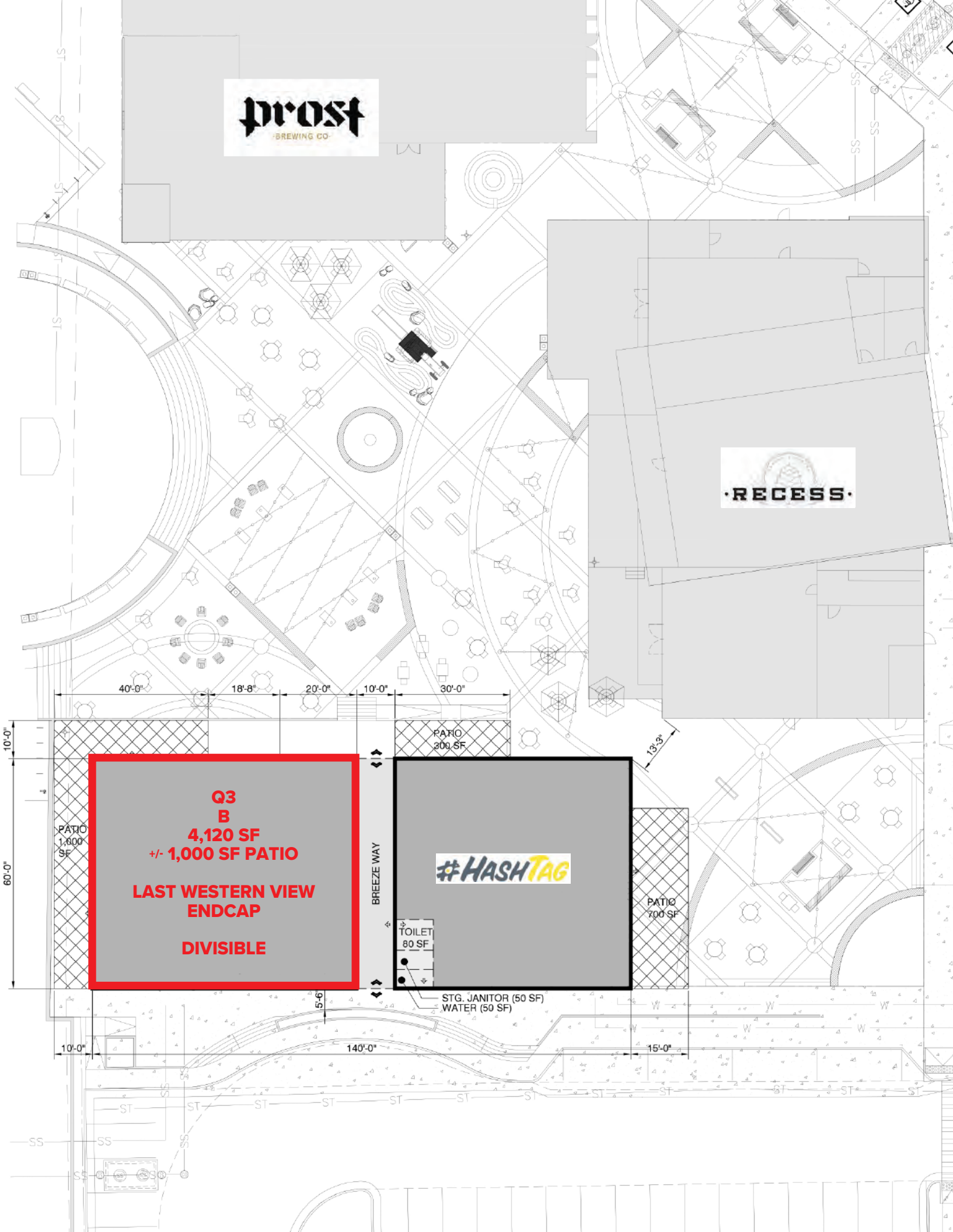
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PUBLIC PARK WITH COMMON CONSUMPTION





THE LOOKOUT

at Clear Creek Crossing



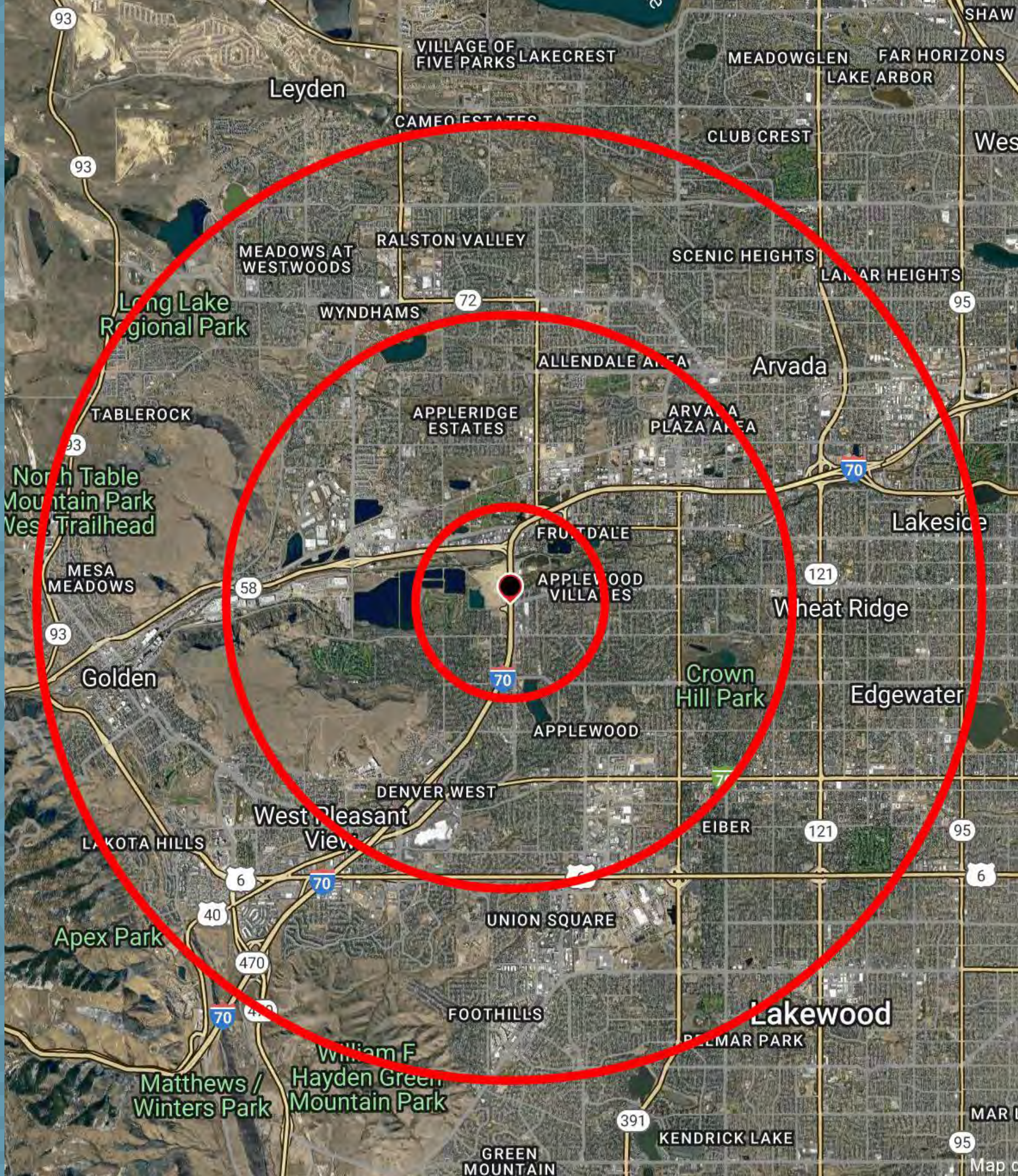
WESTERN VIEWS

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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