

ENERGETIC



FAMILY FRIENDLY



VIBRANT



CLEAR CREEK

CROSSING



Christopher Burton
720.529.2995
cburton@legendllp.com

Blake Skinner
720.529.2989
bskinner@legendllp.com

LEGEND
PARTNERS ■■■■

Heather Wiseman
303.656.8713
hwiseman@evgre.com

 **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

MULTI-USE TRAIL

Clear Creek Dr

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

Intermountain Health
210 BEDS
130,000 SF MOB

29,000 vpd



AVAILABLE

40th Ave

40TH AVE UNDERPASS

Bank of America

Hampton Inn & Suites
125 KEYS

BONFIRE BURRITOS

HOME2 SUITES BY HILTON
118 KEYS

DAVE & BUSTERS
PROPOSED

AVAILABLE

CLEAR CREEK CROSSING TRAIL CONNECTION

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

DEAL PENDING

prost BREWING CO.

the agora AT APPELWOOD

DEAL PENDING

AVAILABLE

NEW I-70 WESTBOUND OFF RAMP

38th Ave
11,000 vpd

Q1

Q2

Q3

#HASH TAG

LIFETIME

FOOTHILLS CREDIT UNION

NEW I-70 WESTBOUND ON RAMP


DUTCH BROS

MAVERIK



Youngfield St





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	0.81	AVAILABLE
S	1.71	AVAILABLE (DIVISIBLE)
D	0.87	AVAILABLE

COMPLETED & PENDING		
LOT	USER	ESTIMATED OPENING
A	INTERMOUNTAIN HEALTHCARE	OPEN
B	CLEAR CREEK CROSSING APARTMENTS	OPEN
C	HOME 2 SUITES BY HILTON	WINTER 2026
E	BANK OF AMERICA	FALL 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	SPRING 2026
R	BONFIRE BURRITOS	SPRING 2026
T	HAMPTON INN & SUITES	OPEN
U	OUTLOOK CLEAR CREEK APARTMENTS	OPEN

THE LOOKOUT		
LOT	USER	ESTIMATED OPENING
Q1	PROST BREWING CO.	SUMMER 2026
Q2	THE AGORA AT APPLEWOOD	WINTER 2026
Q3	#HASHTAG	WINTER 2026
Q3	RESTAURANT	DEAL PENDING



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



CHARM





THE LOOKOUT

AT CLEAR CREEK CROSSING

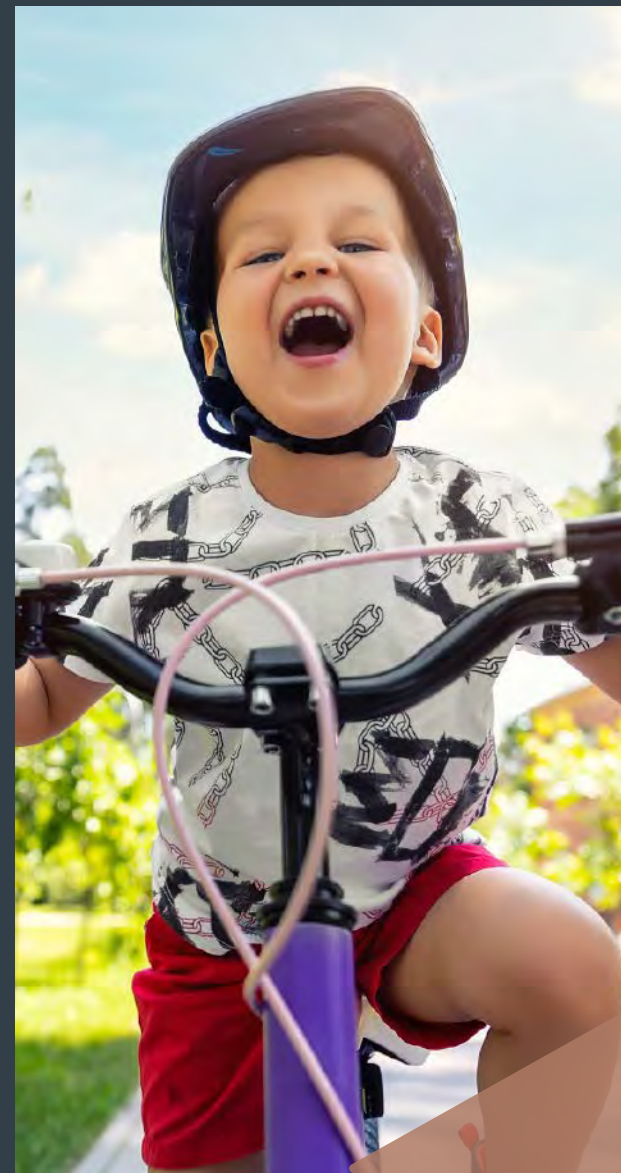
CONNECTED



AL FRESCO DINING



COMMUNAL DINING



LEGEND PARTNERS

Evergreen Development | Services | Investments



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 **COMMUNAL DINING,** AN EXCITING MIX OF TENANTS, AND **TOP-NOTCH FOOD AND BEVERAGE OFFERINGS.** ESTIMATED DELIVERY IN SPRING OF 2026.

PUBLIC PARK WITH COMMUNAL DINING



PET STATION



BIKE RACKS



GAME LAWN



AMPITHEATER



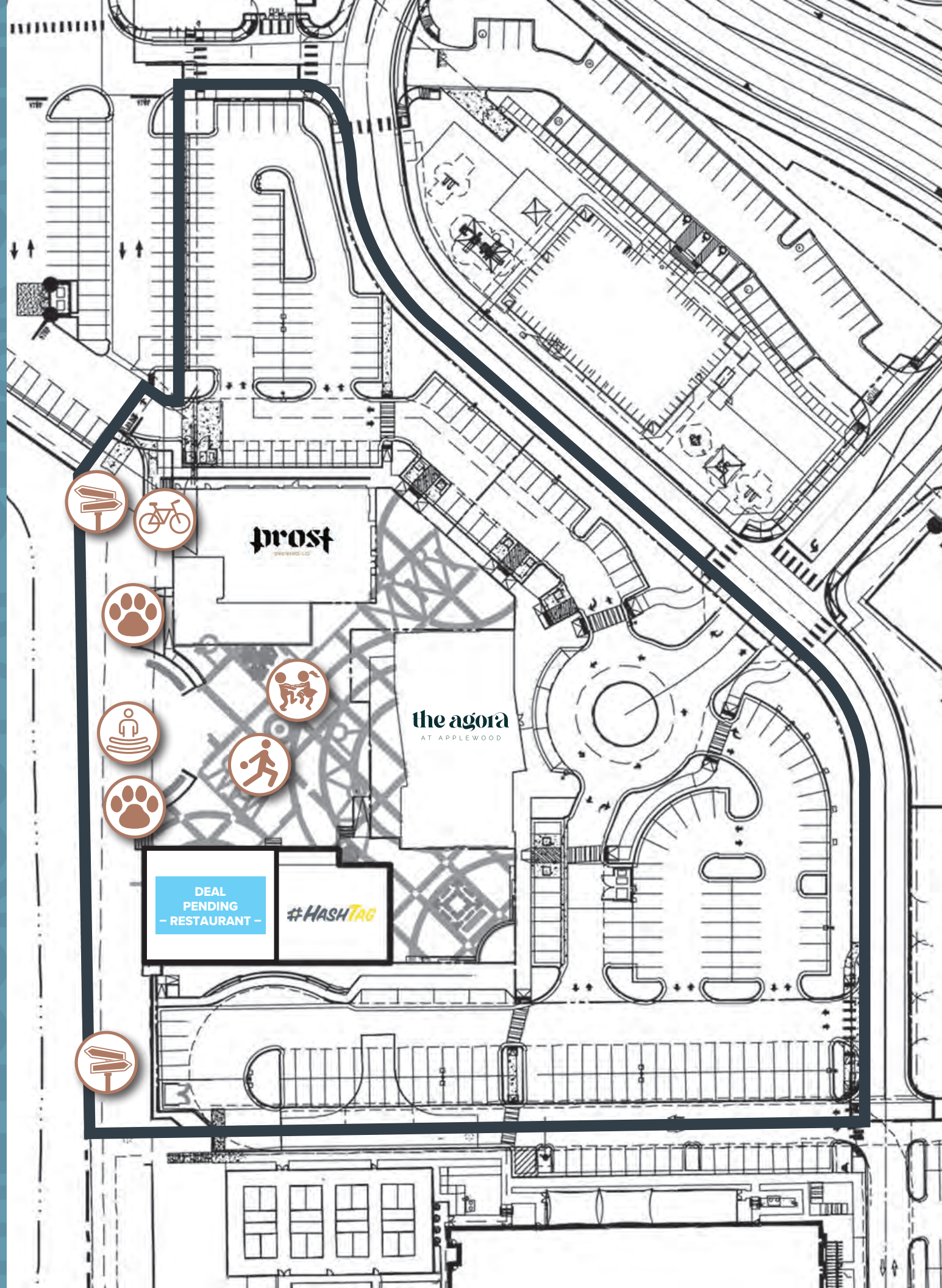
CLEAR CREEK TRAIL (DIRECT CONNECTION INTO THE LOOKOUT)

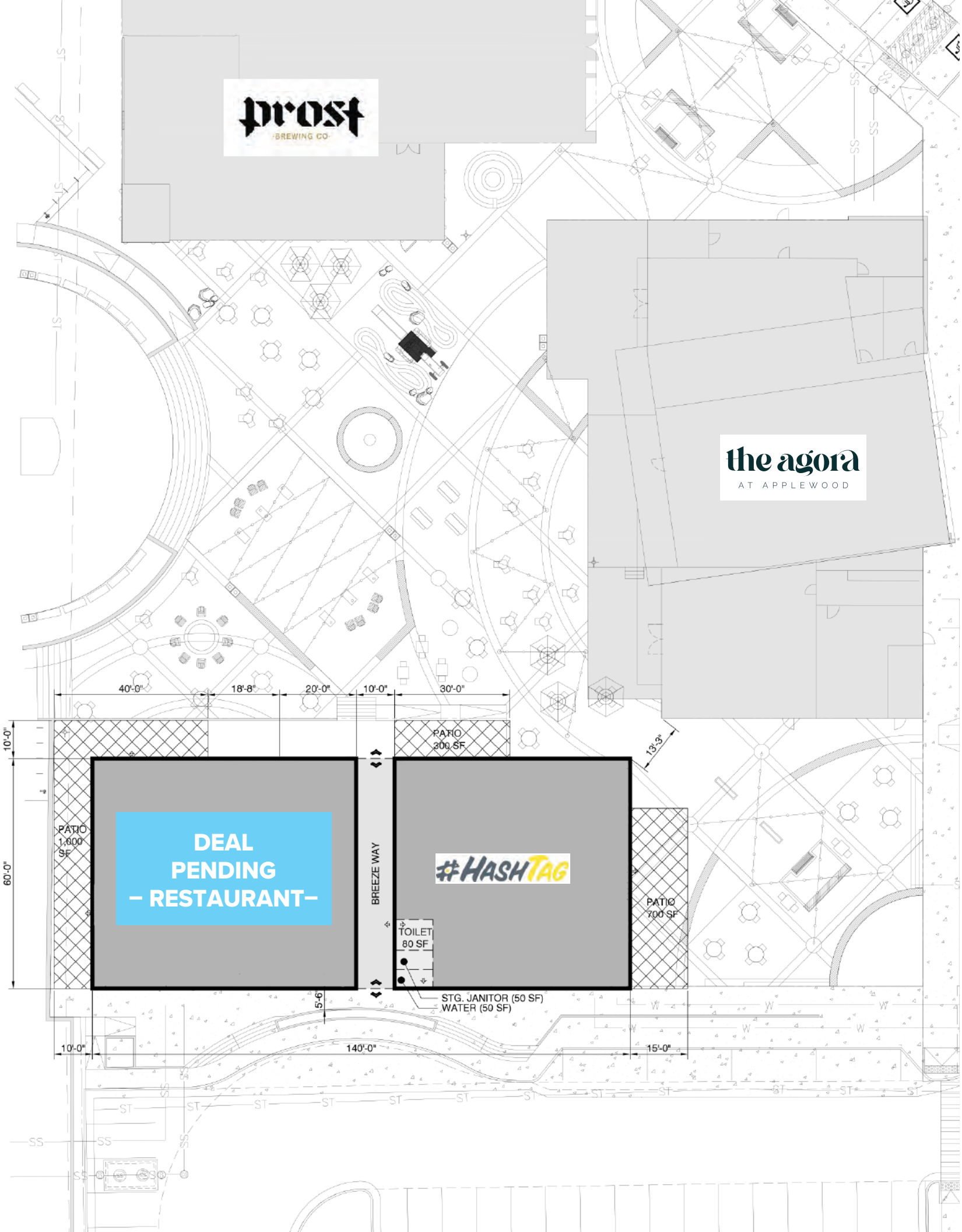


CHILDREN'S PLAY AREA



AMPLE OUTDOOR DINING AREAS, FIRE PIT TABLES, BEAUTIFUL LANDSCAPING





THE LOOKOUT

at Clear Creek Crossing



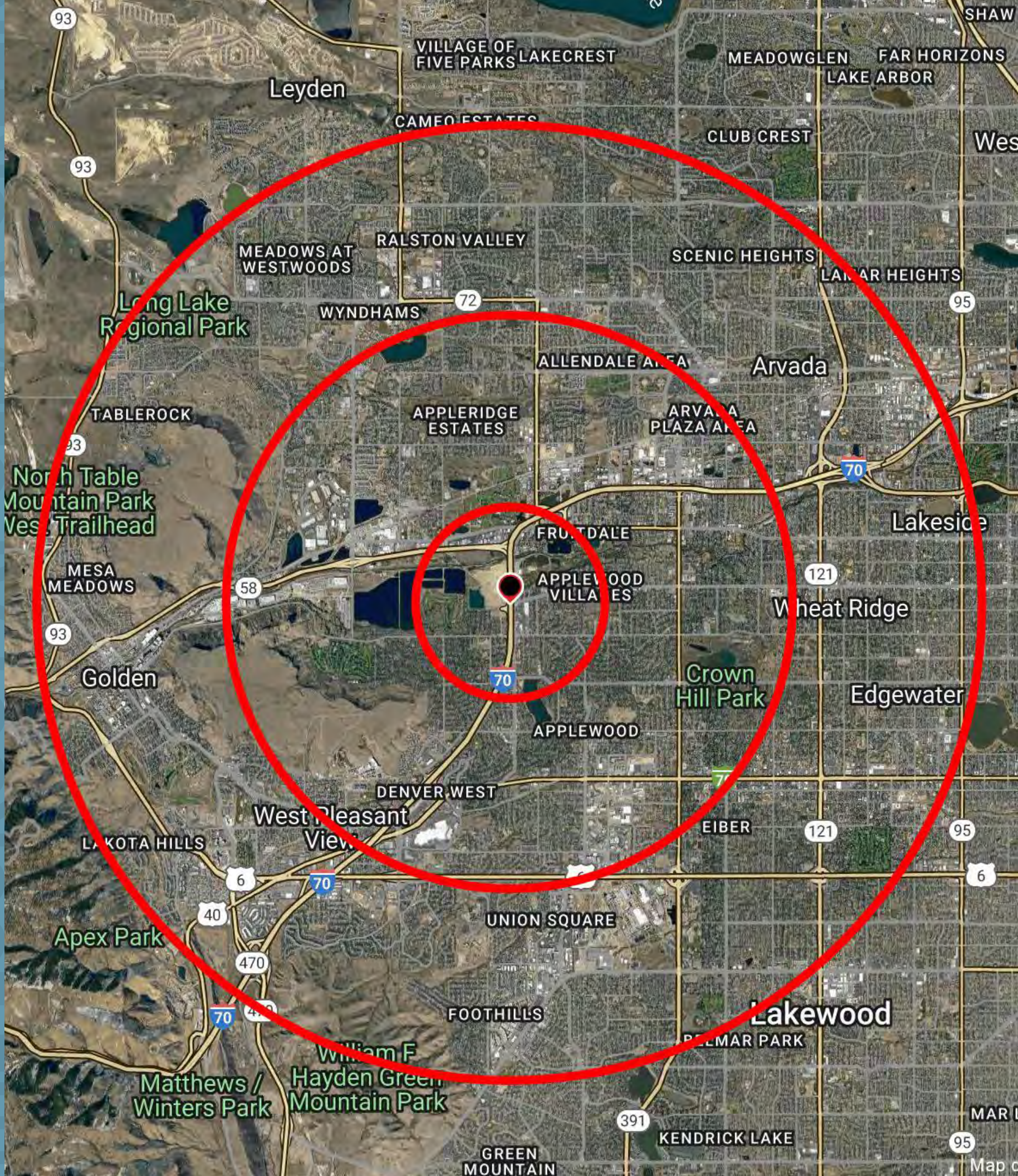
WESTERN VIEWS

THE LOOKOUT AT CLEAR CREEK CROSSING HAS **UNOBSTRUCTED WESTERN VIEWS OVERLOOKING APPLEWOOD GOLF COURSE AND SOUTH TABLE MOUNTAIN**. A CONNECTION TO CLEAR CREEK TRAIL PROVIDES 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



93.3 MILLION VISITORS SPENT \$28.3 BILLION IN COLORADO IN 2023. 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
2025 EST. POPULATION	5,365	63,357	222,534
2030 PROJECTED POPULATION	5,572	65,694	228,001
2025 EST. DAYTIME POPULATION	6,708	77,445	251,692



2025 EST. AVG HH INCOME	\$197,281	\$144,967	\$132,191
-------------------------	-----------	-----------	-----------



2025 EST. HOUSEHOLDS	2,125	26,646	94,424
----------------------	-------	--------	--------



2025 EST. BUSINESSES	407	3,596	11,279
----------------------	-----	-------	--------



CLEAR CREEK

CROSSING +



**THE
LOOKOUT**

at Clear Creek Crossing

Christopher Burton

720.529.2995 | cburton@legendllp.com

Blake Skinner

720.529.2989 | bskinner@legendllp.com

LEGEND
PARTNERS ■■■■

2000 S. COLORADO BLVD // ANNEX 320 // DENVER, CO 80222

Heather Wiseman

303.656.8713 | hwiseman@evgre.com



Evergreen

Development | Services | Investments

2390 E. CAMELBACK RD // SUITE 410 // PHOENIX, AZ 85016