



THE LOOKOUT

AT CLEAR CREEK CROSSING



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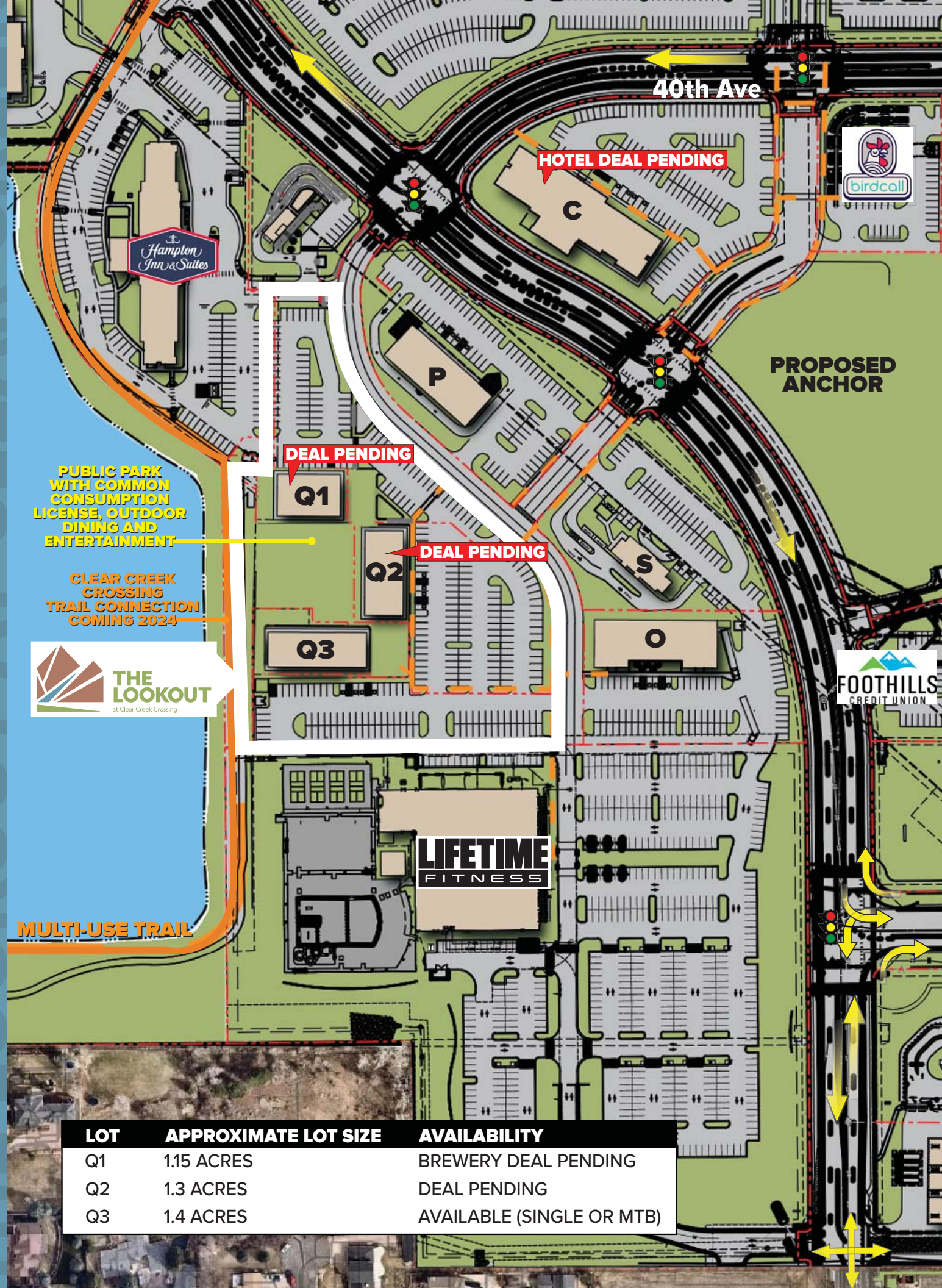
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THE LOOKOUT

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 2024.

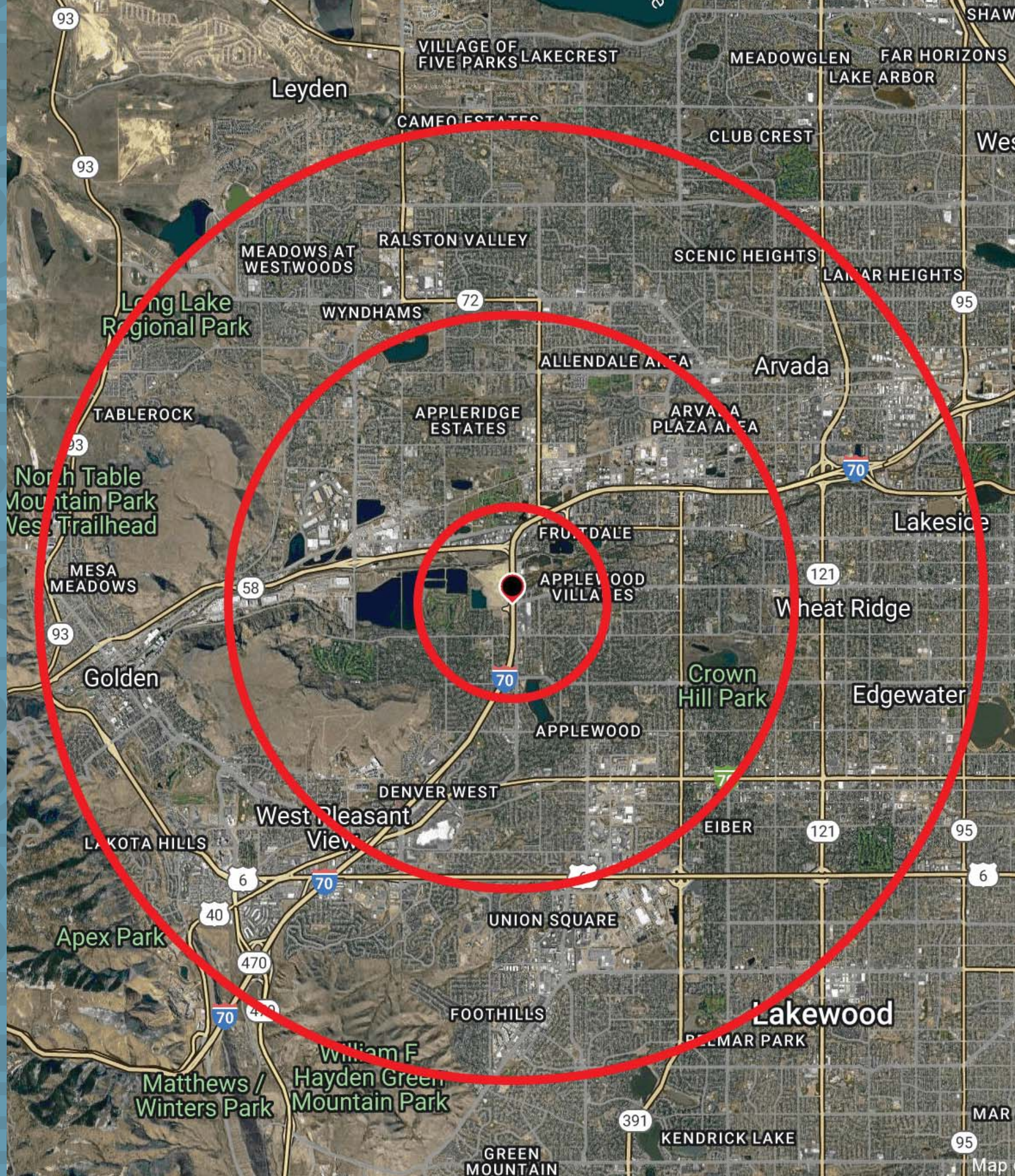


| LOT | APPROXIMATE LOT SIZE | AVAILABILITY |
|-----|----------------------|---------------------------|
| Q1 | 1.15 ACRES | BREWERY DEAL PENDING |
| Q2 | 1.3 ACRES | DEAL PENDING |
| Q3 | 1.4 ACRES | AVAILABLE (SINGLE OR MTB) |

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.





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 |
|------------------------------|--------|--------|---------|
| 2022 EST. POPULATION | 4,240 | 64,040 | 231,751 |
| 2027 PROJECTED POPULATION | 4,299 | 67,401 | 240,876 |
| 2022 EST. DAYTIME POPULATION | 5,448 | 75,837 | 213,484 |



| | | | |
|-------------------------|-----------|-----------|-----------|
| 2022 EST. AVG HH INCOME | \$178,594 | \$119,372 | \$111,030 |
|-------------------------|-----------|-----------|-----------|



| | | | |
|----------------------|-------|--------|--------|
| 2022 EST. HOUSEHOLDS | 1,781 | 27,186 | 99,212 |
|----------------------|-------|--------|--------|



| | | | |
|----------------------|-----|-------|--------|
| 2022 EST. BUSINESSES | 528 | 4,910 | 15,518 |
|----------------------|-----|-------|--------|



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