



PROPERTY HIGHLIGHTS

The Four Corners, Erie's newest mixed-use community, consists of approximately 46-acres of prime real-estate located within the core area of the town. The commercially zoned property will consist of roughly 64,000 square feet of "Class A" space at completion, and will quickly become the premier retail center within the town of Erie. The project incorporates a variety of product types including in-line retail/restaurant space, drive-thru opportunities, bank, a specialty grocer and the "Corner House." The Corner House is a Foundry Builders designed, multi-tenant concept, embracing the growing popularity and consumer demand for urban markets. The entire community will consist of 64 premium apartment homes, 132 luxurious condominiums, 45 Boulder Creek patio homes, and 72 Millennial Homes which incorporate secondary, attached dwelling units in the rear of the lot. The wide array of product types will attract a diverse demographic and quality attracting home-buyers with substantial disposable income. Phase 1 (located at the southeast corner of the parcel) is expected to be underway in mid-to-late 2017 and completed in the winter of 2018. Phases 2-4 of the project will be staggered closely following the completion of each prior phase.

Space Available: 63,755 RSF
 Divisible to 1,500 RSF
Lease Rate: \$28.00-\$32.00/RSF NNN
Expenses: \$12.00-\$12.50/RSF (est.)
Space Type: Mix of in-line retail, drive-thru, mid-box & restaurant space
Available: Late-2018 for Phase 1 with Phases 2-4 following shortly thereafter

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**FOR LEASE RETAIL/
RESTAURANT SPACE**
SW CORNER OF ERIE PKWY & COUNTY LINE RD



PROPERTY INFORMATION



- A 3,000sf Restaurant (30 parking spaces provided)
- B 1,600sf Retail (8 parking spaces provided)
- C 1,230sf Retail (6 parking spaces provided)
- D 1,600sf Retail (8 parking spaces provided)
- E 2,800sf Restaurant or Retail (28 or 14 parking spaces provided)
- F 4,300sf Restaurant (43 parking spaces provided)
- G 3,050sf Restaurant (31 parking spaces provided)
- H 4,275sf Retail (29 parking spaces provided)
- I 4,000sf Restaurant (40 parking spaces provided)
- J 26,000sf Box (130 parking spaces provided)
- K 11,900sf Corner House (119 parking spaces provided)

COMMERCIAL SITE PLAN



Demographics



	1 Mile	3 Miles	5 Miles
Total Population:	7,575	26,174	59,872*
Total Daytime Population:	4,828	15,160	44,777
Employees:	1,077	5,514	19,674
Total Housing Units:	2,678	9,686	23,113
Average HH Income:	\$122,290	\$124,343	\$115,031
Median Age:	37.3	39.1	39.3

*Total population estimated at 67,569 in 2021.
Source: Gale Demographics Now 2016

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**FOR LEASE RETAIL/
RESTAURANT SPACE**
SW CORNER OF ERIE PKWY & COUNTY LINE RD



PROPERTY INFORMATION



Inline Retail/Restaurant

Space Available: 17,555 RSF
Divisible to 1,500 RSF
Lease Rate: \$28.00-\$32.00/RSF NNN
Expenses: \$12.50/RSF (estimated)
Timing: Phase 1 & Phase 4



Drive-Thru Pads

Space Available: 8,300 RSF
(4,300 RSF & 4,000 RSF)
Lease Rate: \$32.00/RSF NNN
Expenses: \$12.00/RSF (estimated)
Timing: Phase 1 & Phase 4
Features: Dual drive-thru lanes



Corner House

Space Available: 11,900 RSF
Divisible to 2,000 RSF
Lease Rate: \$28.00-\$32.00/RSF NNN
Expenses: TBD
Timing: Phase 2



Big Box/Grocer

Space Available: 26,000 RSF
Lease Rate: Negotiable
Expenses: TBD
Timing: Phase 3 or upon securing a tenant

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RESTAURANT SPACE**
SW CORNER OF ERIE PKWY & COUNTY LINE RD



AERIAL



- Convenient access to Highway 7 (4 minutes), Highway 287 (5 minutes) and Interstate 25 (8 minutes).
- Located within walking distance of the Town of Erie Community Center, which includes the Erie Recreation Center, Erie Library, community parks, four baseball fields and a skate park.
- The state-of-the-art "Ballparks at Erie" are known for their superior quality and host tournaments for teams all over Colorado.
- Surrounded by 64 premium apartments, 132 luxurious condos, 45 Boulder Creek patio homes, 72 "Modern Millennial" single-family homes, and also surrounded by numerous other current or planned residential developments.
- Ample parking for tenants and customers (472 parking spaces).

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