

TRADE AREA DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile	10 Mile
Population	48,379	101,271	187,174	445,384
Average HH Income	\$143,226	\$147,134	\$146,477	\$132,053
Businesses	2,398	4,920	11,171	26,581
Employees	13,745	38,813	101,530	243,007

Source: Applied Geographic Solutions, 2022

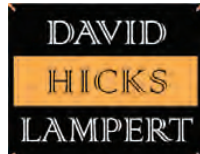
TRAFFIC COUNTS

On Hwy 287 south of Arapahoe Rd	39,592 Cars/day
On Hwy 287 north of Arapahoe Rd	28,970 Cars/day
On Arapahoe Rd east of Hwy 287	11,774 Cars/day
On Arapahoe Rd west of Hwy 287	13,134 Cars/day

Source: CDOT 2022



FOR MORE INFORMATION, PLEASE CONTACT



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NEW RETAIL DEVELOPMENT NINE MILE CORNER

SEC ARAPAHOE ROAD & HIGHWAY 287 - ERIE, CO



JOIN:



• ONLY ONE SHOP SPACE REMAINING!

• New 45 acre mixed-use development at the gateway of the thriving Town of Erie in Boulder County Colorado.

• Two multi-tenant retail buildings totaling 18,000 SF for lease.

• High traffic site with excellent visibility and access off of Highway 287 and Arapahoe Road.

• High Residential Growth Area - close to 2,562 platted lots in development, within 3 miles of the project with 290 multi-family units delivering adjacent to the shopping center.



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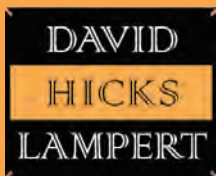
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NINE MILE CORNER

SEC ARAPAHOE ROAD & HIGHWAY 287 - ERIE, CO

- New Regional Development Site Serving East Boulder County
- High Demand from Existing and Projected Residents
- Over 101,000 people in 5 miles
- Over 59,000 new homes planned in trade area
- High Income Demographic - Estimated average household income is over \$147,000 in 5 miles
- Highly Educated - 65.8% with Bachelor Degree or higher in 5 miles
- Call Brokers For Pricing



www.ninemilecorner.com

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



PAD SPACES AVAILABLE	
LOT 2	Oil Changer (Coming Soon)
LOT 4	0.81 AC (Deal Pending)
LOT 5	0.73 AC (Deal Pending)
LOT 6	Taco Bell (Now Open!)
LOT 7	UC Health (Now Open!)
LOT 8	King Soopers Fuel (Coming Soon)
LOT 9	Bank (Coming Soon)

(*Lot 10 is not a part of the Nine Mile Corner Development. Site plan for conceptual purposes only.)

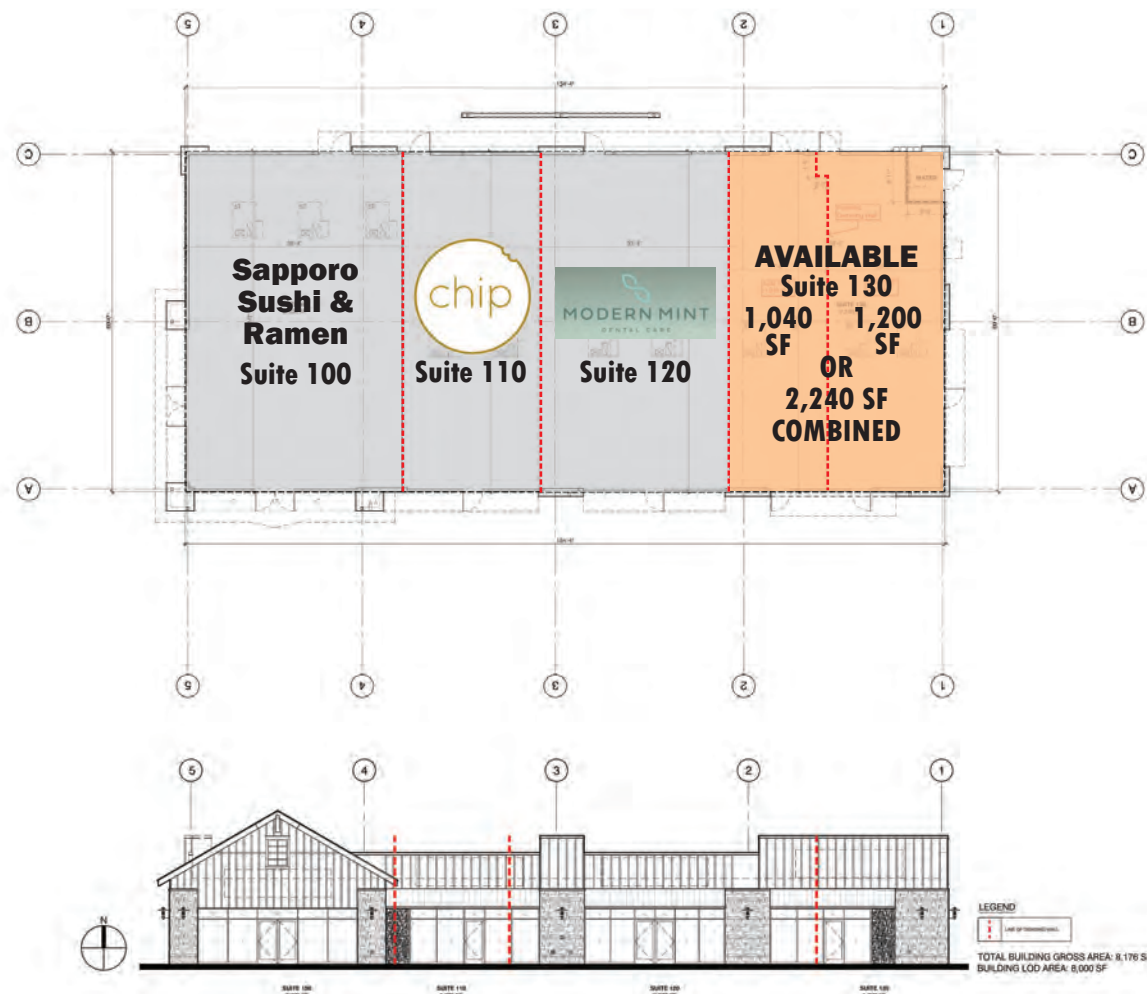


NINE MILE CORNER - Erie, Colorado - Retail Space For Lease

- Hard Corner Of Highway 287 and Arapahoe Road
- End Cap Restaurant Opportunity With Patio
- High Traffic & High Visibility



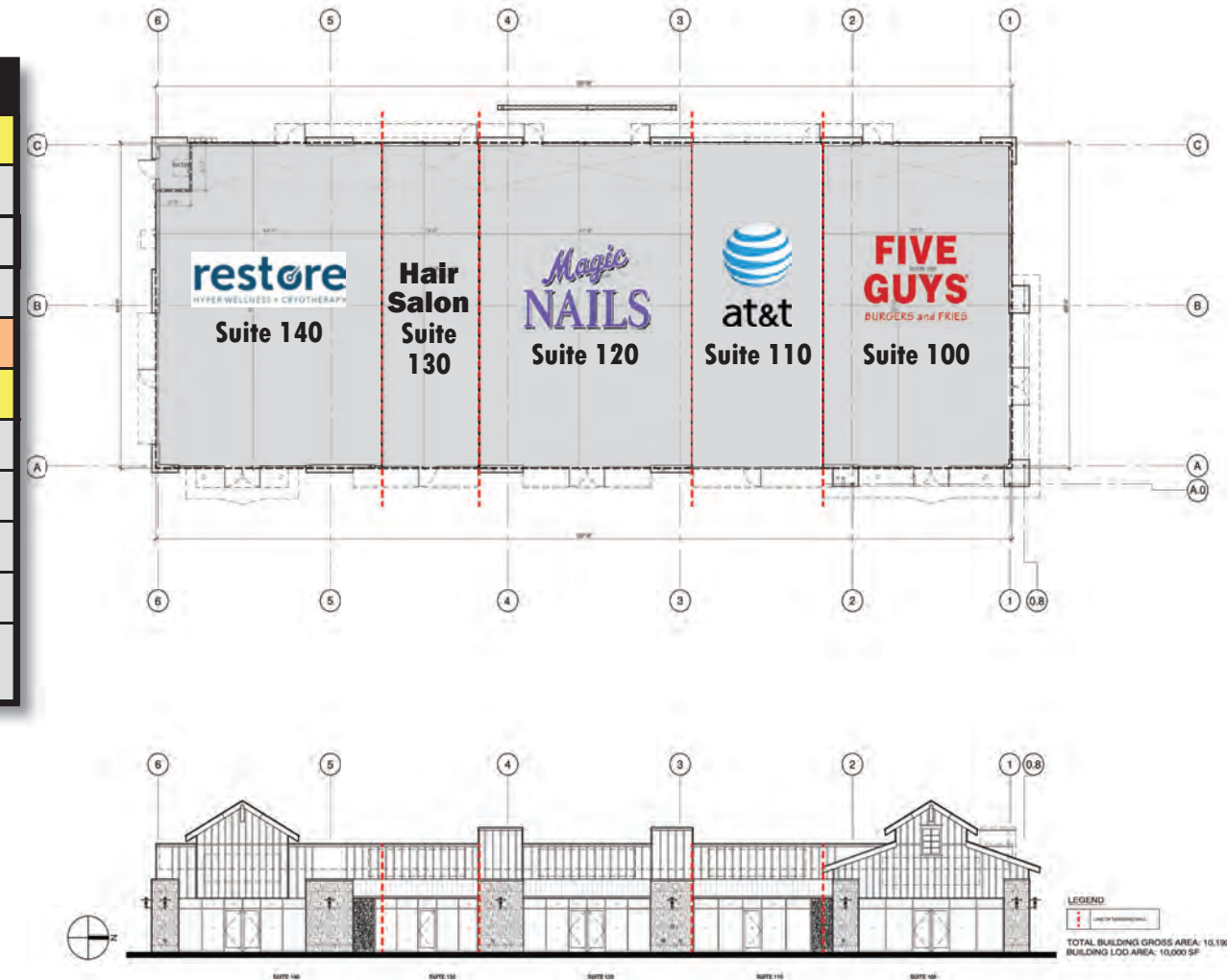
BUILDING PLAN A - 8,033 SF



SHOP SPACES FOR LEASE	
BUILDING A - 8,033 SF	
SUITE 100	Sapporo Sushi & Ramen
SUITE 110	Chip Cookies
SUITE 120	Modern Mint Dental
SUITE 130	AVAILABLE - 2,240 SF (divisible to 1,040 & 1,200 SF)
BUILDING B - 10,014 SF	
SUITE 100	Five Guys
SUITE 110	AT&T
SUITE 120	Magic Nails
SUITE 130	Hair Salon
SUITE 140	Restore Hyper Wellness & Cryotherapy

- AVAILABLE

BUILDING PLAN B - 10,014 SF



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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

Nine Mile Corner: Located SEC Arapahoe Road & Highway 287, Erie, CO or real estate which substantially meets the following requirements:

_____.

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC



Broker