

TRADE AREA DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile	10 Mile
Population	45,223	95,985	179,868	433,351
Average HH Income	\$130,879	\$142,043	\$144,263	\$129,673
Businesses	1,912	3,914	8,657	22,549
Employees	13,022	32,076	94,542	254,245

Source: Applied Geographic Solutions, 2020

TRAFFIC COUNTS

On Hwy 287 south of Arapahoe Rd	40,106 Cars/day
On Hwy 287 north of Arapahoe Rd	28,729 Cars/day
On Arapahoe Rd east of Hwy 287	12,545 Cars/day
On Arapahoe Rd west of Hwy 287	12,125 Cars/day

Source: CDOT 2019



FOR MORE INFORMATION, PLEASE CONTACT



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NEW RETAIL DEVELOPMENT NINE MILE CORNER

SEC ARAPAHOE ROAD & HIGHWAY 287 - ERIE, CO



- New 45 acre mixed-use development at the gateway of the thriving Town of Erie in Boulder County Colorado.
- Available sites for retail anchors, junior anchors, in-line and pad users - **FOR SALE, LEASE OR BUILD TO SUIT.**
- Construction underway. Deliveries starting in 2021.
- 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 to be delivered adjacent to the development.

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ANCHOR, IN-LINE & PAD SITES AVAILABLE FOR SALE, LEASE OR BUILD TO SUIT

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 95,000 people in 5 miles
- Over 59,000 new homes planned in trade area
- High Income Demographic
 - Estimated average household income is over \$132,000 in 5 miles
- Highly Educated
 - 63.5% with Bachelor Degree or higher in 5 miles
- Call Brokers For Pricing



www.ninemilecorner.com



SHOP SPACE FOR LEASE	
18,000 SF (DIVISIBLE)	
PAD SPACES AVAILABLE	
OUTLOT 2	0.73 AC
OUTLOT 4	0.81 AC
OUTLOT 5	0.73 AC
OUTLOT 6	PENDING
OUTLOT 7	PENDING
OUTLOT 8	PENDING
OUTLOT 9	1.43 AC
LOT 10	7.85 AC

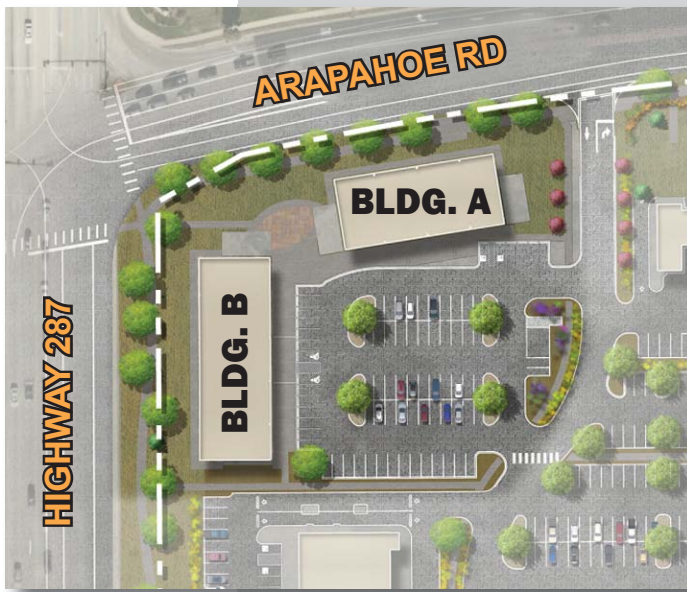
KOHL'S

24 HOUR FITNESS

TSC TRACTOR SUPPLY CO.

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.

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

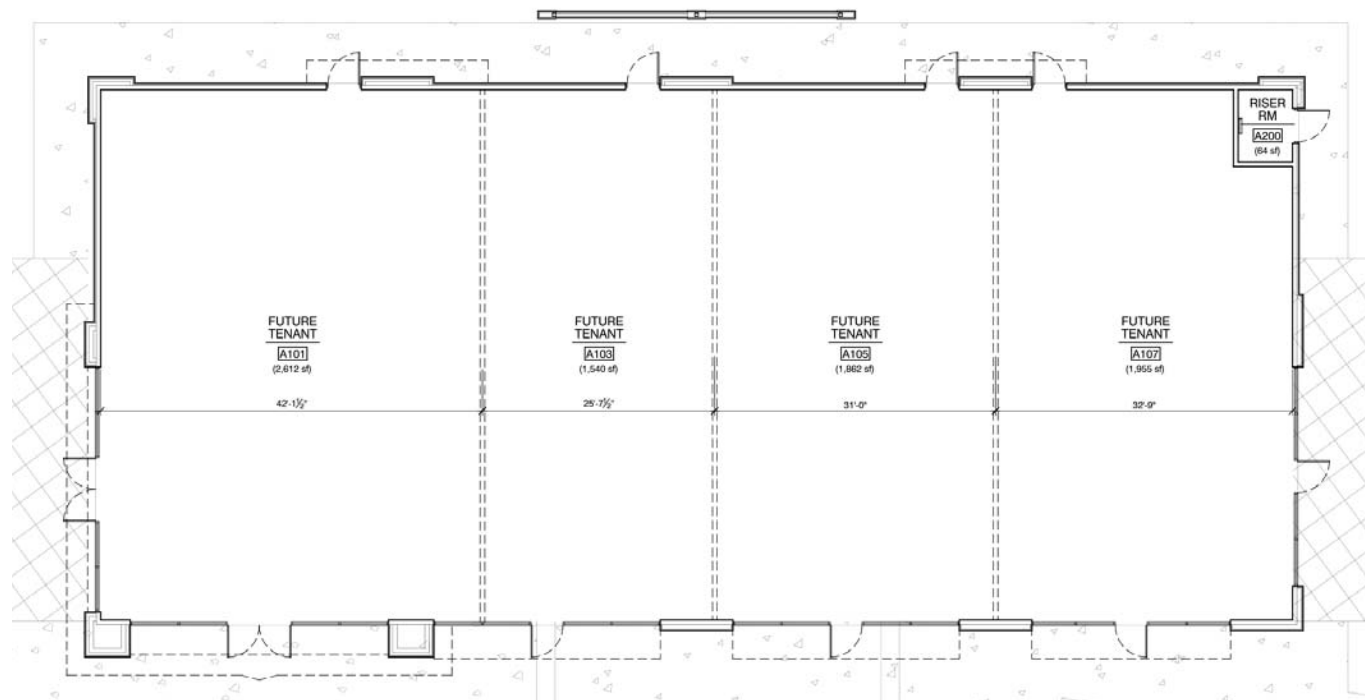


NINE MILE CORNER - Erie, Colorado - Retail Space For Lease

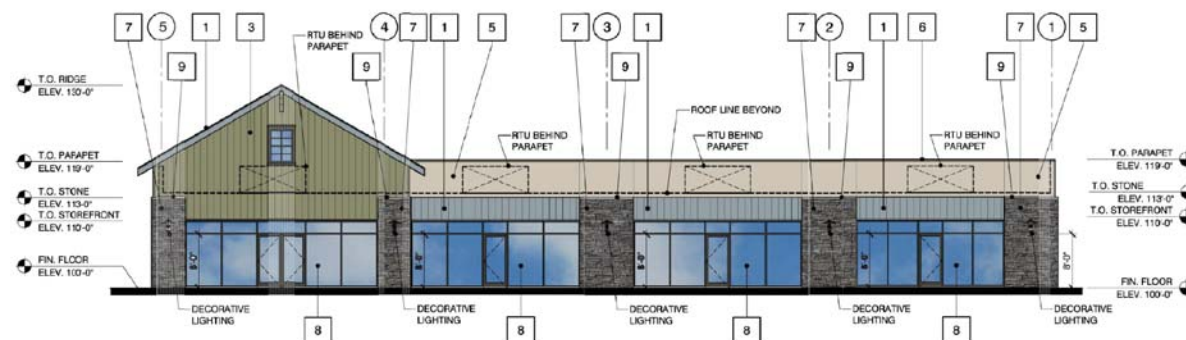
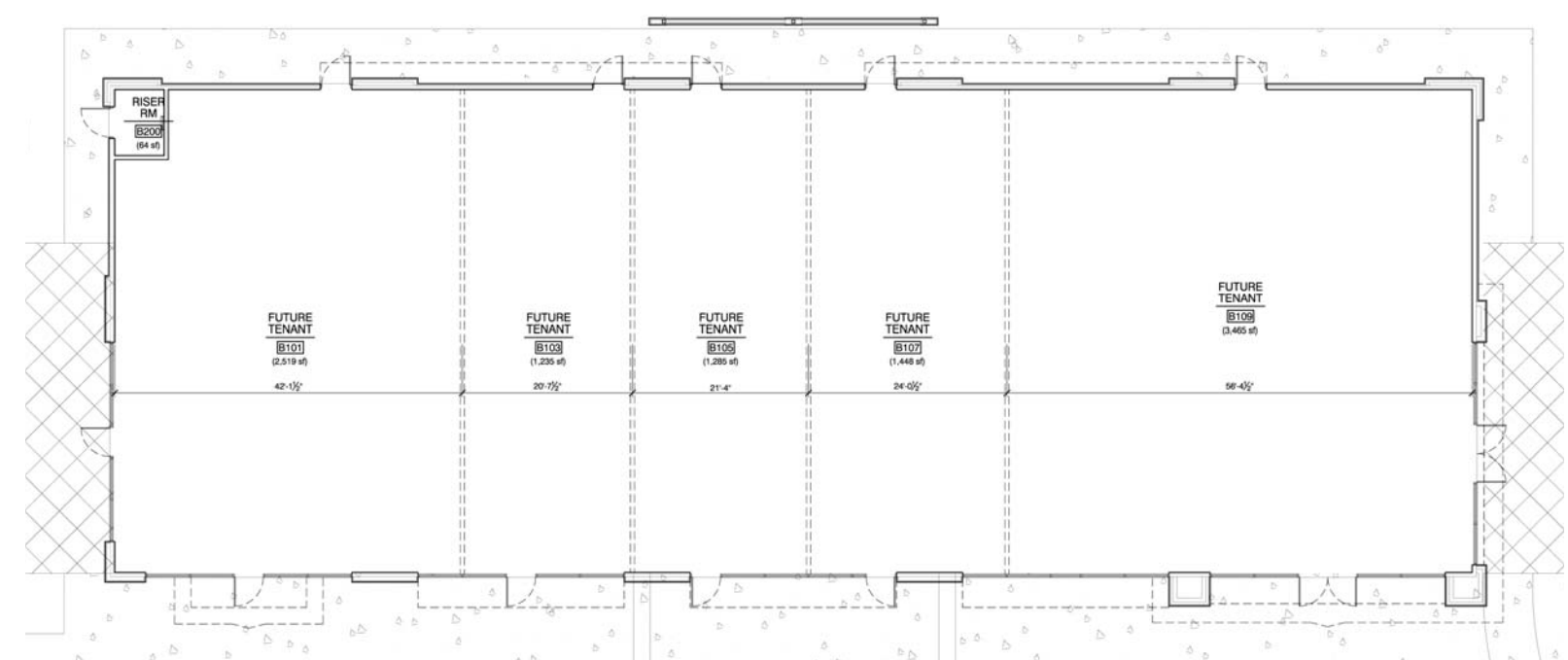
- Hard Corner Of Highway 287 and Arapahoe Road
- End Cap Restaurant Opportunities With Large Patios
- High Traffic & High Visibility



BUILDING PLAN A - 8,033 SF



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