



BROCHURE

Gold Creek Shopping Center

210-240 S. ELIZABETH STREET

Elizabeth, CO 80107

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
AVAILABLE SF:	1,346 - 1,552 SF
BUILDING TYPE:	Neighborhood Center
CITY/COUNTY:	Elizabeth / Elbert
SUBMARKET:	Southeast Outlying
PARKING:	788 Surface Spaces
YEAR BUILT:	2023

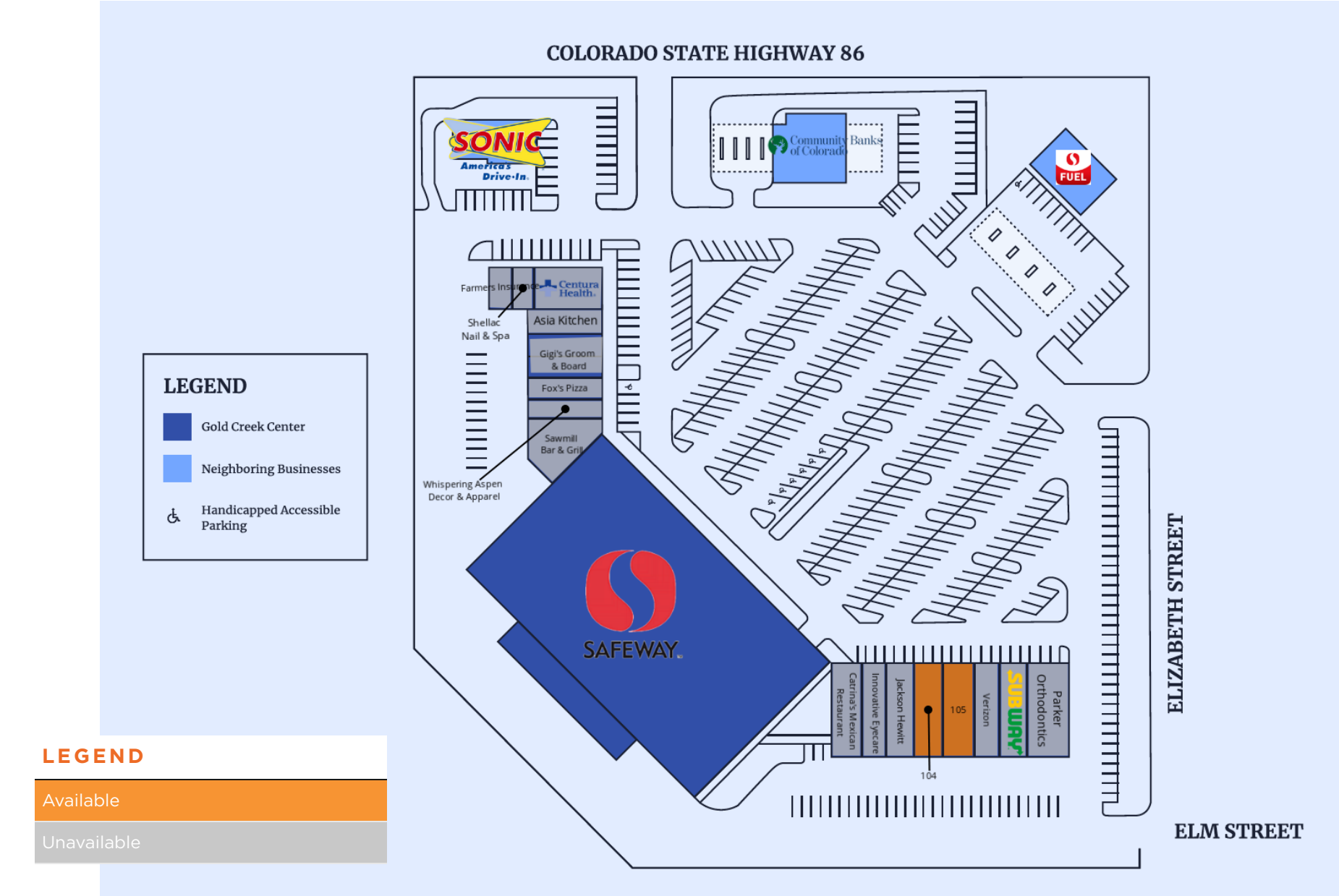
PROPERTY OVERVIEW

Gold Creek Retail Center is the prime shopping destination in the area. Located in the heart of Elizabeth. It is adjacent to the sold out Gold Creek Valley subdivision and Legacy Village subdivision which is actively selling the 232 planned homesites. The area includes popular national retailers such as Sonic, Big O Tires, Big R, Taco Bell, Ziggi’s Coffee, Anytime Fitness and many more.

PROPERTY HIGHLIGHTS

- Safeway anchored Neighborhood Center serving as a regional shopping and services destination for Elizabeth
- Adjacent to home builder Lennar’s Gold Creek Valley and Legacy Village subdivisions which has delivered 342 of the roughly 570 planned homes to date
- Strong demographics with a high average household income of \$134K within within 2 miles

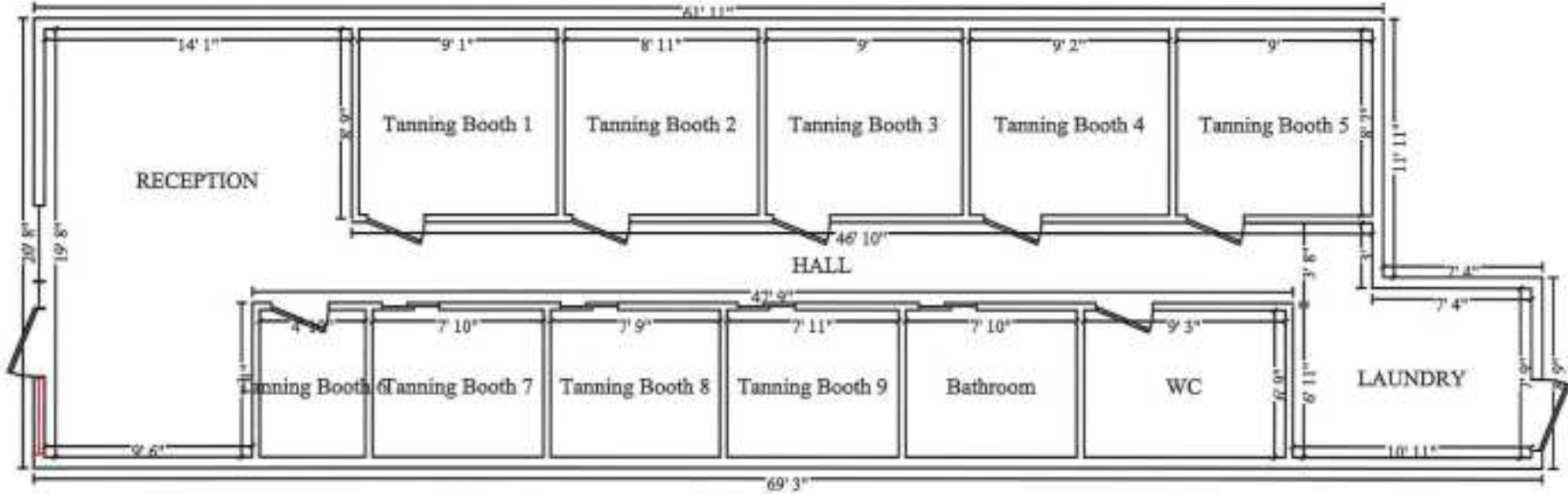
PLANS



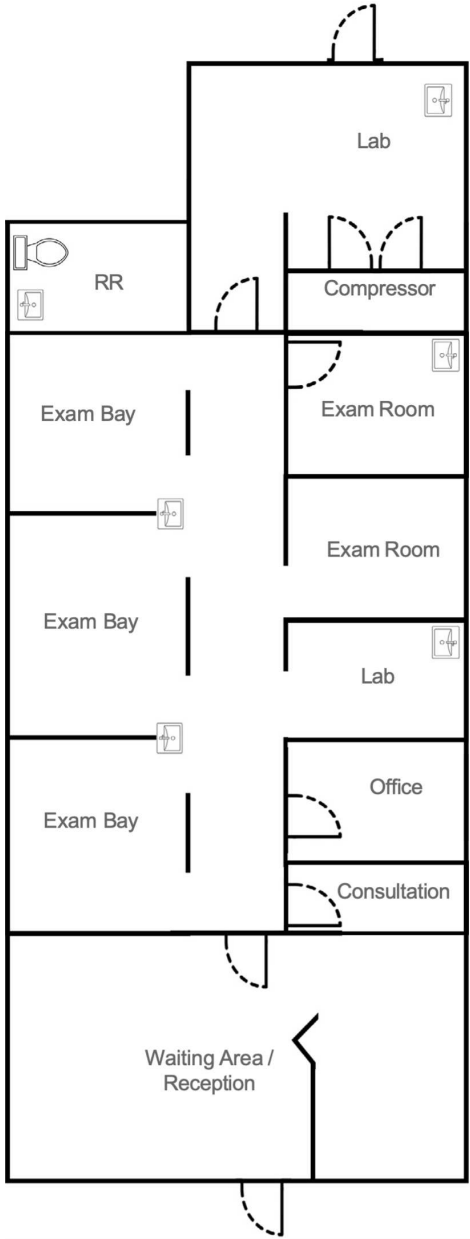
PLANS

AVAILABLE SPACES

SUITE	TENANT	SIZE
210 S Elizabeth St Suite 104	Available	1,346 SF
210 S Elizabeth St Suite 105	Available	1,552 SF
240 S Elizabeth St Suite 101	Farmers Insurance	900 SF
210 S Elizabeth St Suite 101	Catrina's Mexican Restaurant	1,400 SF
210 S Elizabeth St Suite 102	Innovative Eyecare	1,400 SF
210 S Elizabeth St Suite 103	Jackson Hewitt	1,400 SF
210 S Elizabeth St Suite 106	Verizon	1,200 SF
210 S Elizabeth St Suite 107	Subway	1,400 SF
210 S Elizabeth St Suite 108	Parker Orthodontics	2,403 SF
240 S Elizabeth St Suite 102	AZ Shellac Nail & Spa	900 SF
240 S Elizabeth St Suite 102	Centura Health	2,400 SF
240 S Elizabeth St Suite 104	Asia Kitchen	1,300 SF
240 S Elizabeth St Suite 106 & 107	Gigi's Groom & Board	2,300 SF
240 S Elizabeth St Suite 108	Fox's Pizza	1,323 SF
240 S Elizabeth St Suite 109	Whispering Aspen Decor & Apparel	1,490 SF
240 S Elizabeth St Suite 110	Sawmill Bar & Grill	4,075 SF



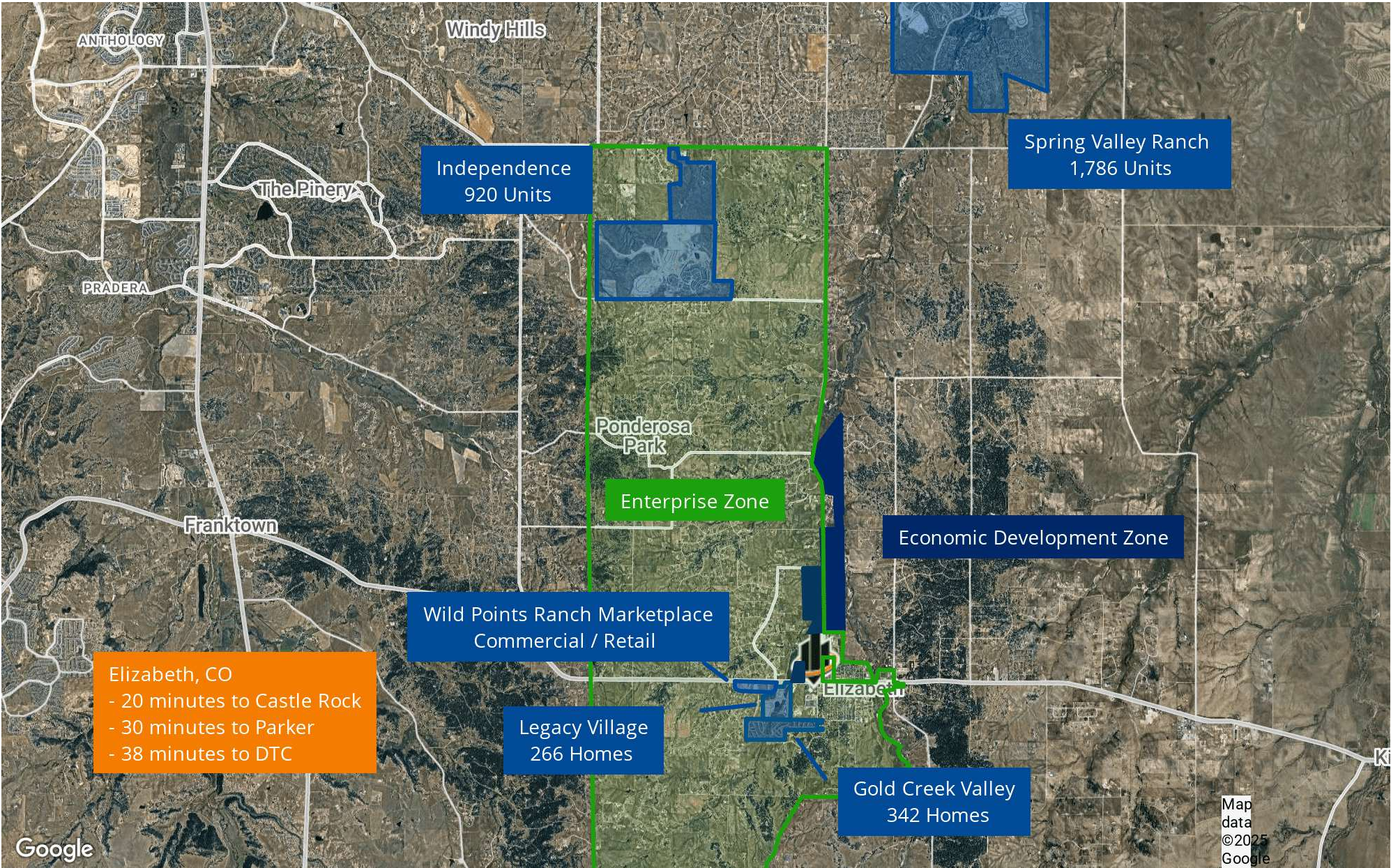
BUILDING 210 SUITE 105 | 1,552 SF



RETAILER MAP



DEVELOPMENT MAP





Elizabeth is the most populous town on the western edge of Elbert County with wide sections of beautiful ponderosa pine trees. With almost 1,700 people, it is a growing community within commuting distance of Denver and Colorado Springs.
<https://elbertcountyworks.com/living>

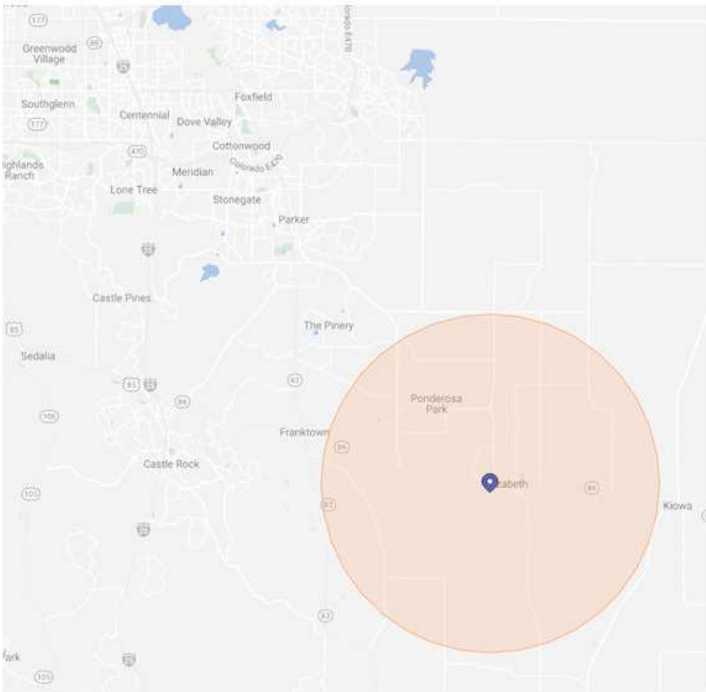
WORKING IN ELBERT COUNTY

- 35.9 minutes: average commute
- 13,449 available workforce in the county
- 900,000 available labor force within the region

PROJECTED POPULATION GROWTH 2022 - 2032

34.3%

*Within 7 miles of 210 S Elizabeth
Source: PopStats*



KEY INDUSTRY CLUSTERS



**FOOD &
AGRICULTURE**



**TRANSPORTATION
& LOGISTICS**



**INFRASTRUCTURE
ENGINEERING**



**HEALTH &
WELLNESS**

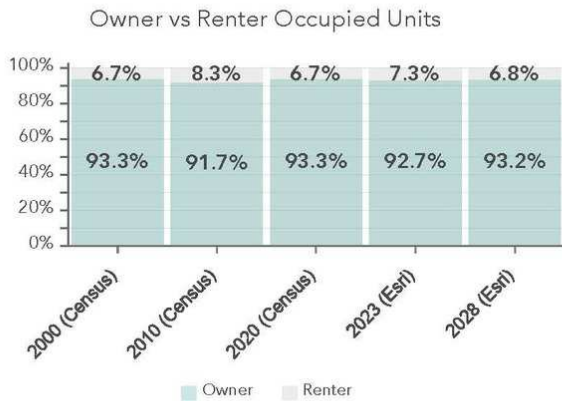
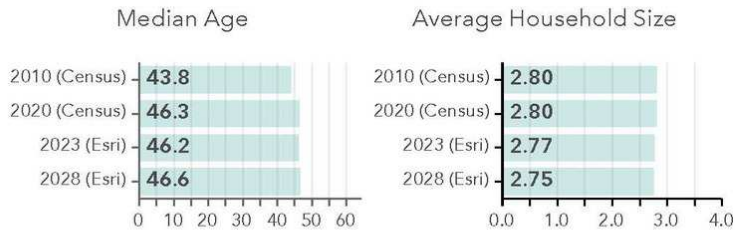
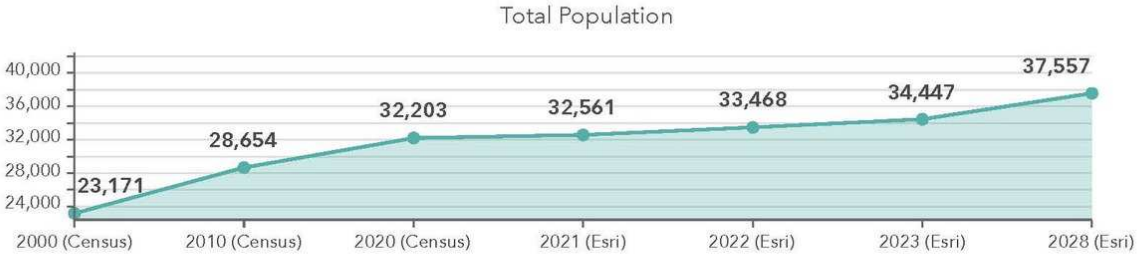
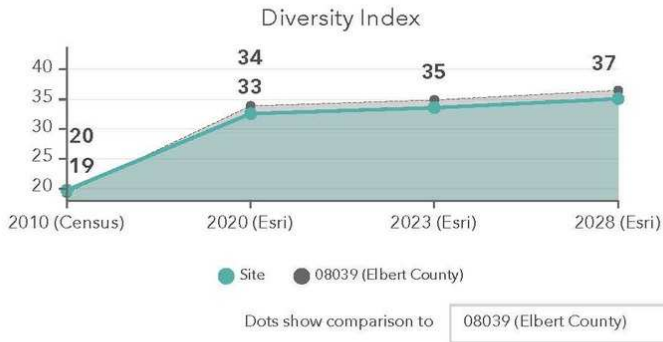


**ENERGY &
NATURAL
RESOURCES**

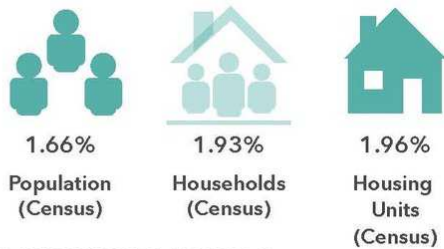
COMMUNITY GROWTH PROFILE - 10 MILE RADIUS

Community Change Snapshot

210 S Elizabeth St, Elizabeth, Colorado, 80107
Ring of 10 miles



2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2023, 2028), ACS (2017-2021). © 2023 Esri