



58

40,000 vpd

58

70

29,000 vpd

40th Ave

40TH AVE UNDERPASS

120,000 vpd

38th Ave
11,000 vpd

70

NEW I-70 WESTBOUND OFF RAMP

NEW I-70 WESTBOUND ON RAMP

MULTI-USE TRAIL

MULTI-USE TRAIL

MULTI-USE TRAIL

CLEAR CREEK CROSSING TRAIL CONNECTION - COMING 2024

THE LOOKOUT
 THE LOOKOUT IS A DINING AND ENTERTAINMENT DISTRICT FEATURING AN AMENITIZED PUBLIC PARK, OUTDOOR DINING, AND WILL BE A COMMON CONSUMPTION AREA

AVAILABILITIES		
LOTS	ACREAGE	NOTES
F	.63	AVAILABLE
S	1.67	AVAILABLE (DIVISIBLE)
THE LOOKOUT AT CLEAR CREEK CROSSING		
Q3	4,120 SF	AVAILABLE (DIVISIBLE)
COMPLETED & PENDING		
LOT	USER	ESTIMATED OPENING
A	INTERMOUNTAIN HEALTHCARE	OPEN
B	CLEAR CREEK CROSSING APARTMENTS	OPEN
C	HOME 2 SUITES BY HILTON	OPENING FALL 2025
D	BIRDCALL	OPENING FALL 2025
E	PENDING NATIONAL BANK	OPENING FALL 2025
G	ENTERTAINMENT (TBA)	DEAL PENDING
J	FOOTHILLS CREDIT UNION	OPEN
K	DUTCH BROS	OPEN
L	MAVERIK	OPEN
M	LIFE TIME FITNESS	OPEN
O	FINANCIAL OFFICE	DEAL PENDING
P	PRIMROSE SCHOOLS	OPENING FALL 2025
R	BONFIRE BURRITOS	OPENING FALL 2025
T	HAMPTON INN & SUITES	OPENING SPRING 2025
U	OUTLOOK CLEAR CREEK APARTMENTS	OPEN
THE LOOKOUT		
Q1	PROST BREWING CO.	OPENING FALL 2025
Q2	RECESS	OPENING FALL 2025
Q3	#HASHTAG	OPENING SPRING 2026

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