

# THE OBSERVATORY

SWC I-70 & EVERGREEN PARKWAY | EVERGREEN, CO 80439



**CONTACT BROKER**  
FOR PRICING

**PADS AND RETAIL**  
SPACE FOR LEASE



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The Observatory is a high-profile, I-70–fronting retail opportunity positioned as the primary service and commercial hub for Colorado’s foothills and surrounding mountain communities. With unmatched highway visibility, strong Eastbound and Westbound traffic, and limited competing retail in the trade area, the site captures consistent, necessity-driven demand—making it a proven draw for national retailers. Serving as the first and last point of services for multiple mountain towns, The Observatory offers retailers a rare combination of regional dominance, strong brand exposure, high disposable income, and long-term growth at one of the most strategic gateway locations in the corridor.

This submarket has existing, higher than average performing, major national retailers such as; Walmart, Home Depot, Starbucks, McDonald’s, Big O, Jiffy Lube and Qdoba, because it is the hub that services a wide population and main traffic artery through the state. For these reasons it is drawing other national users such as QuickTrip, Dunkin Donuts, Jersey Mike’s and TownPlace Suites by Marriot to the market.

**UNMATCHED VISIBILITY ALONG INTERSTATE 70**, CAPTURING COMMUTER TRAFFIC TRAVELING BETWEEN MOUNTAINS TOWNS AND DENVER AND AT THE ENTRANCE TO EVERGREEN WITH TRAFFIC COUNTS EXCEEDING 80,000 VEHICLES PER DAY

**STRONG EARLY COMMITMENTS** WITH EXECUTED LEASES FROM DUNKIN’ DONUTS AND JERSEY MIKE’S, AND APPROVED TOWNPLACE SUITES BY MARRIOTT

**IMMEDIATE, FULL-MOVEMENT ACCESS TO I-70 IN BOTH DIRECTIONS**, OFFERING THE MOST CONVENIENT ON/OFF ACCESS BETWEEN DENVER AND THE MOUNTAIN RESORT CORRIDOR

**FLEXIBLE LEASING OPPORTUNITIES AVAILABLE**, INCLUDING PAD SITES AND INLINE RETAIL SPACE (CONTACT BROKER FOR DETAILS)

**C-1 ZONING**, SUPPORTING A WIDE RANGE OF RETAIL, SERVICE, AND COMMERCIAL USES

**AFFLUENT SURROUNDING DEMOGRAPHICS**, WITH AN AVERAGE HOUSEHOLD INCOME OF \$183,137 WITHIN A THREE-MILE RADIUS

**NATIONAL COTENANCY** DIRECTLY ACROSS FROM A NEW QUIKTRIP AND HIGH-VOLUME WALMART, STARBUCKS, HOME DEPOT, AND MCDONALD’S, FURTHER REINFORCING THE SITE’S DRAW AND DAILY TRAFFIC GENERATORS

**HIGH TRAFFIC AREA:** OVER 97,000 VPD SURROUNDING THE SITE

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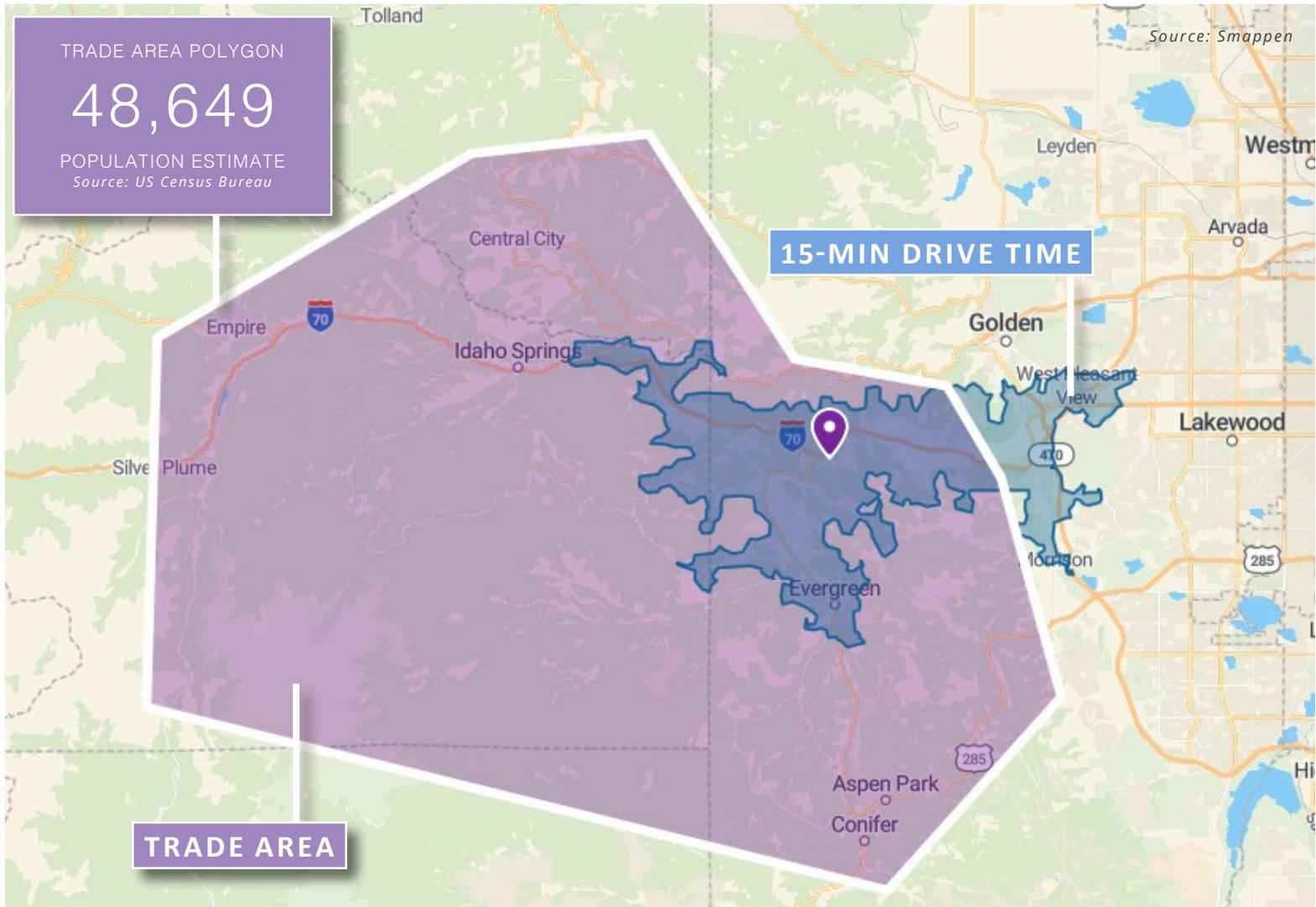
TRADE AREA POLYGON

48,649

POPULATION ESTIMATE  
Source: US Census Bureau

TRADE AREA

15-MIN DRIVE TIME



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