

GLENWOOD MEADOWS RETAIL

Glenwood Springs | Colorado



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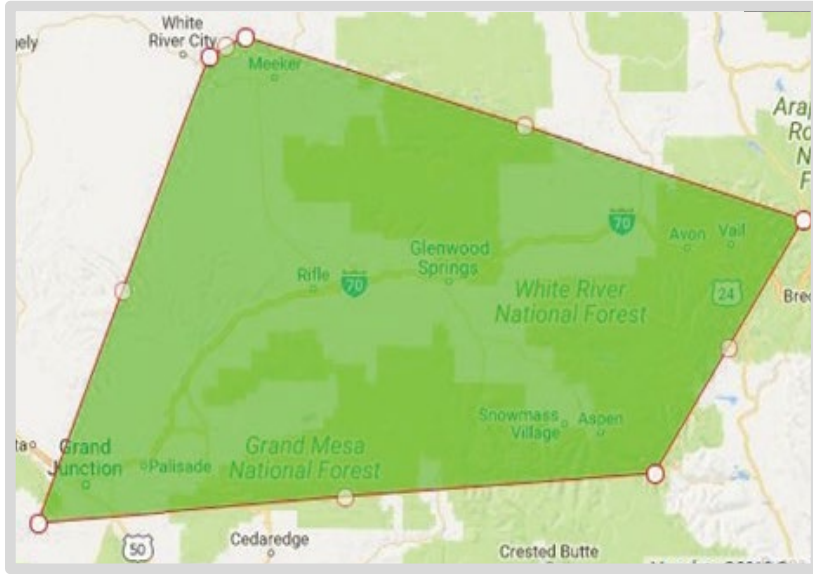
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COMMERCIAL SALES + LEASING + DEVELOPMENT + ENTREPRENEURIAL EXPANSION

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The estimated population in the defined area is 208,010

Traffic Counts:

On I-70 west of State 26,244 Cars/ Day

On Midland Avenue 11,543 Cars/ Day

Source: CDOT 2017

Trade Area Demographics:

Radius	5 Mile	10 Mile	20 Mile
Population	11,991	18,280	47,404
Avg. HH Income	\$82,814	\$92,061	\$89,068
Businesses	1,361	1,611	3,237
Employees	11,403	13,265	22,778

Source: Applied Geographic Solutions, 2018 Estimates

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Commercial Activity at Glenwood Meadows:

- 395,000 SF regional power center
- Excellent visibility and access from I-70
- Existing retailers include: Lowes, Target, Petco, Bed Bath & Beyond, Sprint, Maurices, Gamestop, Natural Grocers and Ulta Cosmetics

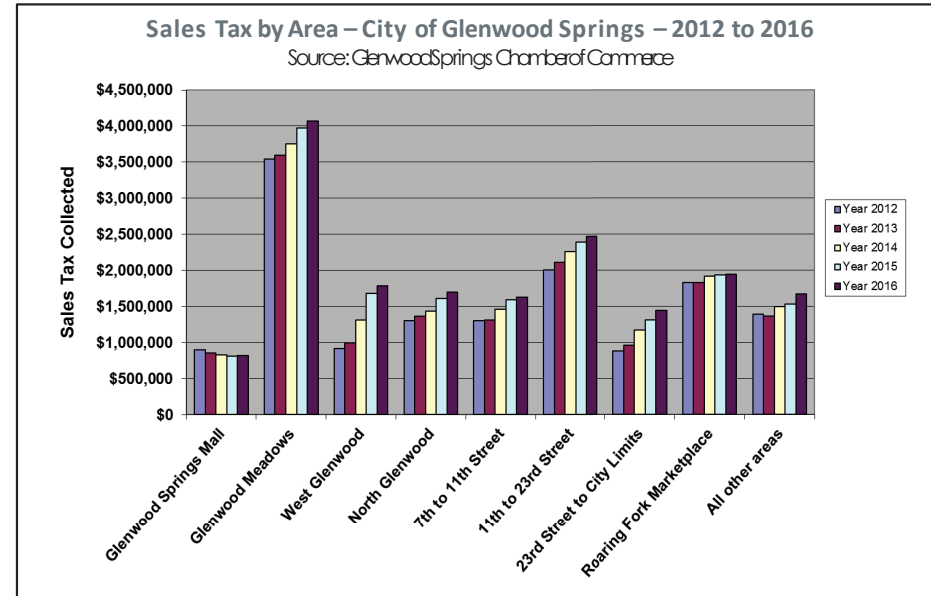
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Why do you want your business in the Glenwood Meadows?

- Glenwood Meadows generates more sales tax revenue than any other area in Glenwood Springs.
- With its easy access and ample parking your customers do not have to fight to get to you.
- Steady year-round business.
- Get the benefits of a resort location without the seasonality you have in downtown locations.
- 180 residential rental units have been leased with more on the way. It's a brand-new neighborhood out your door providing built-in vitality for your business.
- 2 Marriott Hotels on site with an average of 53,000 room nights per year.
- With customers coming from Aspen, Vail, Rifle and Grand Junction - the Glenwood Meadows is a perfect hub for your regional brand.
- Landlords want "Local" businesses to mix with "National" tenants.
- High visibility
- BRING YOUR IDEAS!!!



For additional interest visit www.loftsatreddmountain.com



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NATIONAL BRANDS



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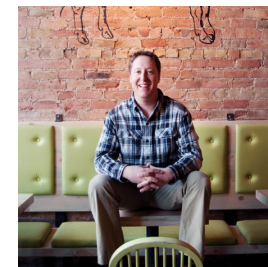


MARKET STREET RETAIL

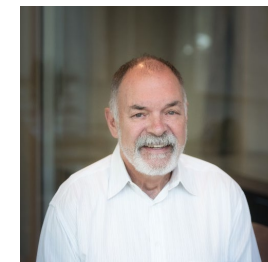
1	Zumiez	
2	Revolution Power Yoga	
3	Available	1,464 SqFt
4	AT&T	
5	Sally Beauty	
6	Great Clips	
7	Wax It	
8 - 10	Maurice's	
11	Alpha Dental	
12 - 13	Russo's	
14	Sprint	
15	Zales	
16	Savvy Nails	
17	Available	1,033 SqFt
18	Dr. Adams	
19	Verizon	
20	Gamestop	
21	Available	1,551 SqFt
22	Everest Nepal	
23	Zheng Asian Bistro	
24	All Delicious	
25	Red Mountain Liquor	

Retail Space:

- Spaces are leasing fast
- Rents starting at \$28 per SF +NNN



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