



RETAIL SPACE AVAILABLE

Vista Commons

NEC of Baseline Road & Bonanza Drive | Erie, CO

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BROKERAGE DISCLOSURE

Highlights

- » 19,700 SF in 2 new in-line buildings
- » 2 drive-thru possibilities
- » 2 large patios
- » Fronting Highway 7, excellent visibility
- » Across from Anthem Development, over 3,500 DU's
- » Growing residential market - approximately 21,969 DU's within a 3-mile radius
- » New tenants to the project include Little Sunshine's Playhouse & Preschool, Kum & Go, Dutch Bros, Bellco, Self Storage, and approximately 300 multi-family units
- » **Call Broker For Pricing**

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Demographics

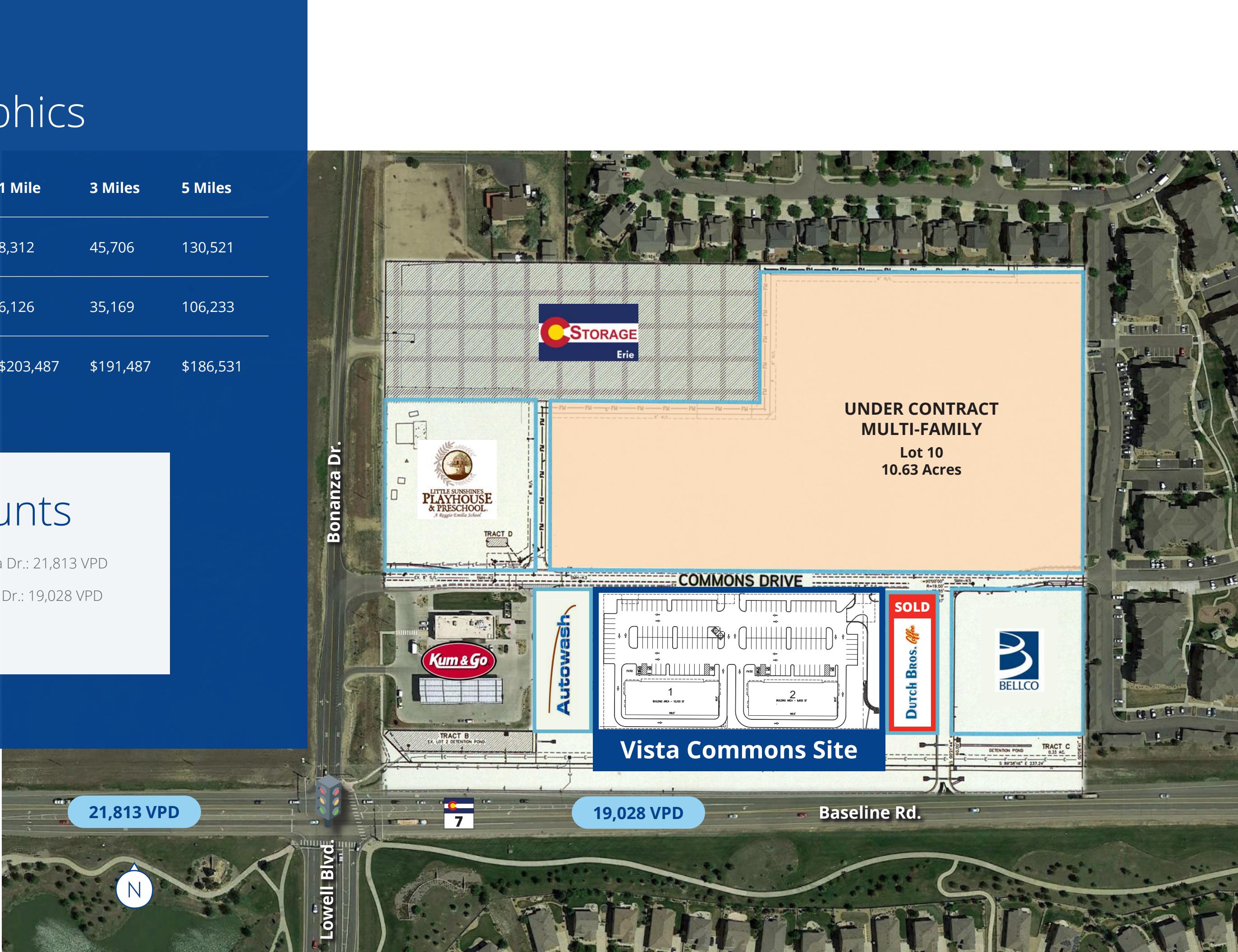
	1 Mile	3 Miles	5 Miles
2024 Total Population	8,312	45,706	130,521
2024 Total Daytime Population	6,126	35,169	106,233
2024 Average Household Income	\$203,487	\$191,487	\$186,531

Source: 2024 Esri

Traffic Counts

- » Baseline Rd. W/O Bonanza Dr.: 21,813 VPD
- » Baseline Rd. E/O Bonanza Dr.: 19,028 VPD

Source: 2023 & 2025 MPSI estimates



Site Plan

