

ENERGETIC



FAMILY FRIENDLY



VIBRANT



CLEAR CREEK

CROSSING



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 **Evergreen**
Development | Services | Investments

58

40,000 vpd

58



MULTI-USE TRAIL



MULTI-USE TRAIL

outlook
clear creek
250 UNIT LUXURY
APARTMENT COMMUNITY
1 & 2 BEDROOM HOMES

CLEAR CREEK CROSSING
APARTMENTS
310 UNIT LUXURY
APARTMENT COMMUNITY
1 & 2 BEDROOM HOMES

Intermountain Health
210 BEDS
130,000 SF MOB

AVAILABLE

40th Ave
Bank of America

40TH AVE UNDERPASS

120,000 vpd

Youngfield St

38th Ave
11,000 vpd

CLEAR CREEK CROSSING TRAIL CONNECTION

THE LOOKOUT
AT CLEAR CREEK CROSSING
THE LOOKOUT IS A
DINING AND
ENTERTAINMENT
DISTRICT FEATURING AN
AMENITIZED PUBLIC
PARK WITH AN
OUTDOOR COMMUNAL
DINING AREA

Hampton Inn & Suites
125 KEYS

BONFIRE BURRITOS

HOME2
SUITES BY HILTON
118 KEYS

DAVE & BUSTERS
PROPOSED

AVAILABLE

NEW I-70
WESTBOUND
OFF RAMP

FOOTHILLS CREDIT UNION

NEW I-70
WESTBOUND
ON RAMP

Dutch Bros

MAVERIK

LIFETIME

prost
TYING CO.

DEAL PENDING

Q1

Q2

the agora
AT APPLEWOOD

Q3

#HASH TAG

TRIM ROSE SCHOOLS

DEAL PENDING

AVAILABLE

S

Crossing Drive





CLEAR CREEK

CROSSING

NESTLED IN THE BASE OF THE FOOTHILLS, CLEAR CREEK CROSSING FEATURES PICTURESQUE WALKING TRAILS ALONGSIDE AN IMPRESSIVE RANGE OF RESTAURANTS AND RETAIL THAT WILL SURPASS YOUR EXPECTATIONS. MANY OF COLORADO'S MOST POPULAR SKI RESORTS ARE LOCATED IN THE MOUNTAINS ALONG I-70 MAKING CLEAR CREEK CROSSING A CONVENIENT STOP ON THE WAY UP OR THE WAY DOWN FROM THE SLOPES WITH EXCELLENT ACCESS OFF I-70.

AVAILABILITIES

LOTS	ACREAGE	NOTES
F	0.81	AVAILABLE
S	1.71	AVAILABLE (DIVISIBLE)
D	0.87	AVAILABLE

COMPLETED & PENDING

LOT	USER	ESTIMATED OPENING
A	INTERMOUNTAIN HEALTHCARE	OPEN
B	CLEAR CREEK CROSSING APARTMENTS	OPEN
C	HOME 2 SUITES BY HILTON	WINTER 2026
E	BANK OF AMERICA	FALL 2026
G	DAVE AND BUSTER'S (PROPOSED)	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	SPRING 2026
R	BONFIRE BURRITOS	SPRING 2026
T	HAMPTON INN & SUITES	SUMMER 2025
U	OUTLOOK CLEAR CREEK APARTMENTS	OPEN

THE LOOKOUT

Q1	PROST BREWING CO.	SPRING 2026
Q2	THE AGORA AT APPLEWOOD	SUMMER 2026
Q3	#HASHTAG	SPRING 2027
Q3	RESTAURANT	DEAL PENDING



CHARM





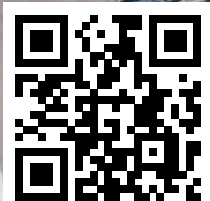
CONNECTED

THE LOOKOUT

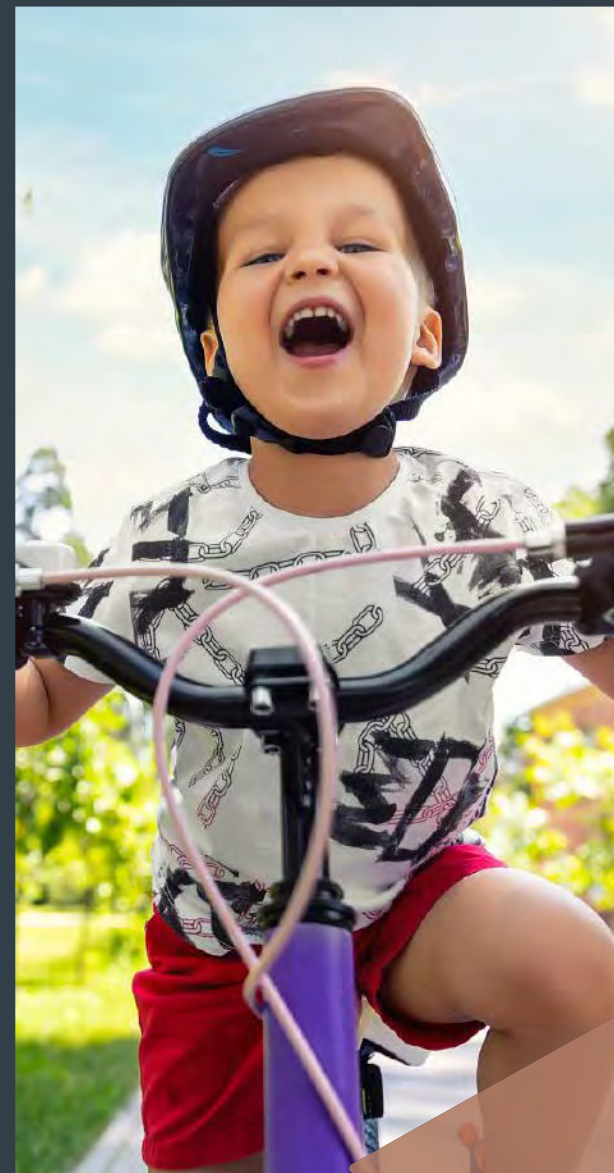
AT CLEAR CREEK CROSSING



AL FRESCO DINING

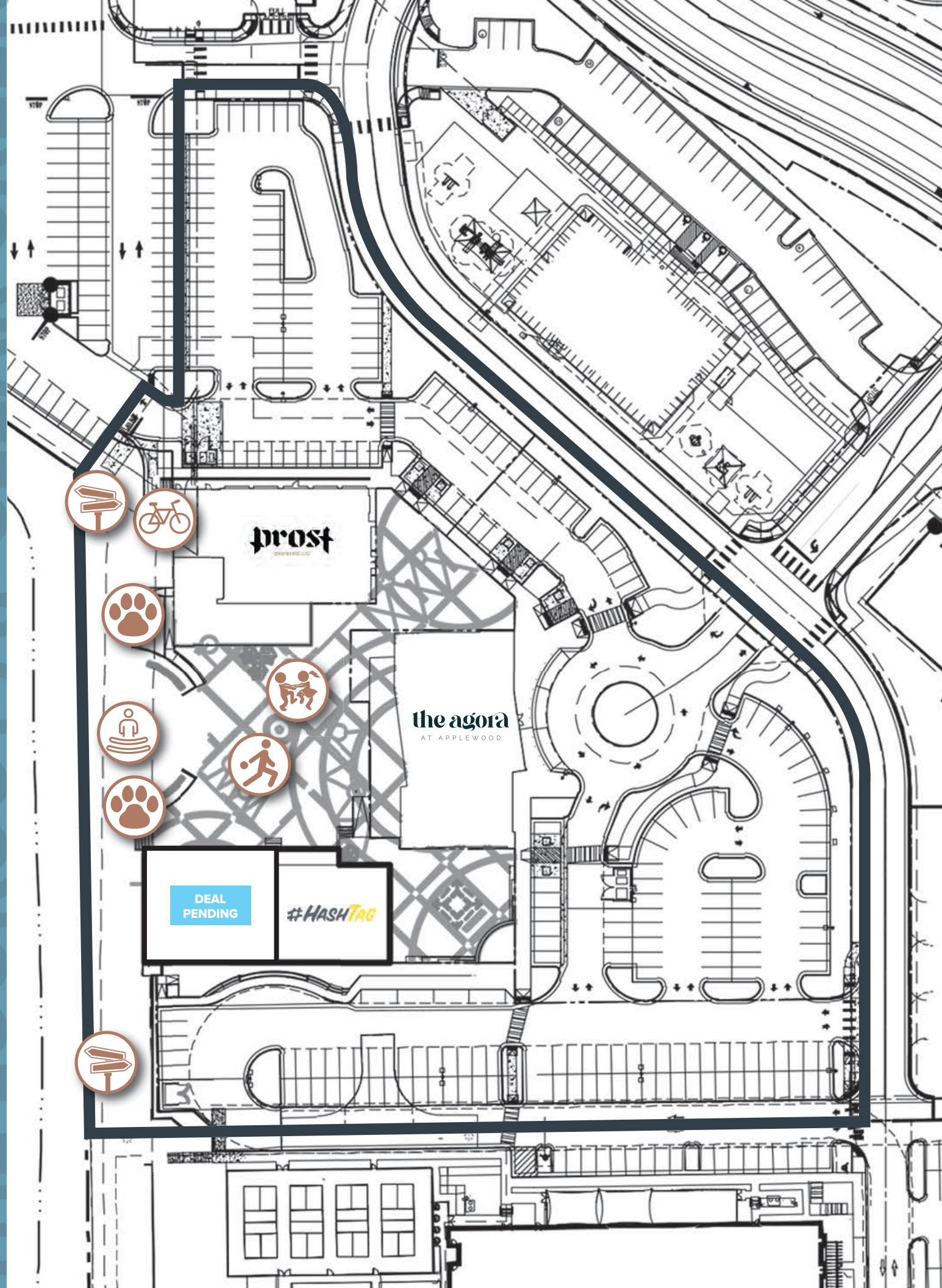


COMMUNAL DINING



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THE LOOKOUT

at Clear Creek Crossing

NESTLED WITHIN CLEAR CREEK CROSSING'S MIXED-USE DEVELOPMENT, **THE LOOKOUT AT CLEAR CREEK CROSSING IS SITUATED AROUND A BEAUTIFUL PUBLIC PARK WITH WESTERN VIEWS.** THE LOOKOUT BOASTS A **SPACIOUS OUTDOOR PLAZA AND PARK WITH FAMILY-FRIENDLY AMENITIES, AMPLE OUTDOOR DINING SPACES,** AND CONVENIENT ACCESS TO **THE CLEAR CREEK TRAIL.** THE LOOKOUT WILL FEATURE **COMMUNAL DINING,** AN EXCITING MIX OF TENANTS, AND **TOP-NOTCH FOOD AND BEVERAGE OFFERINGS.** ESTIMATED DELIVERY IN SPRING OF 2026.

PUBLIC PARK WITH COMMUNAL DINING



PET STATION



BIKE RACKS



GAME LAWN



AMPITHEATER



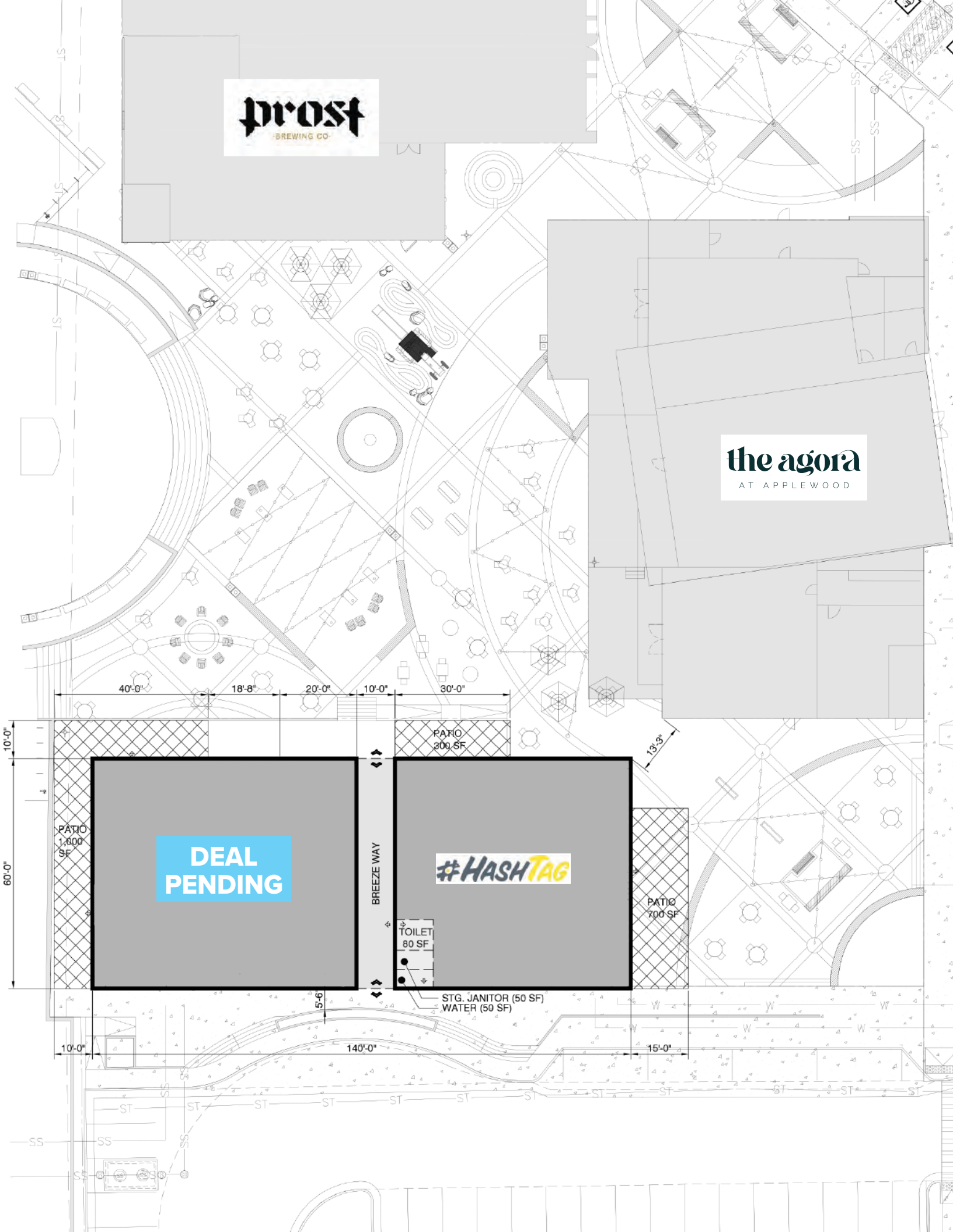
CLEAR CREEK TRAIL (DIRECT CONNECTION INTO THE LOOKOUT)



CHILDREN'S PLAY AREA



AMPLE OUTDOOR DINING AREAS, FIRE PIT TABLES, BEAUTIFUL LANDSCAPING



THE LOOKOUT

at Clear Creek Crossing



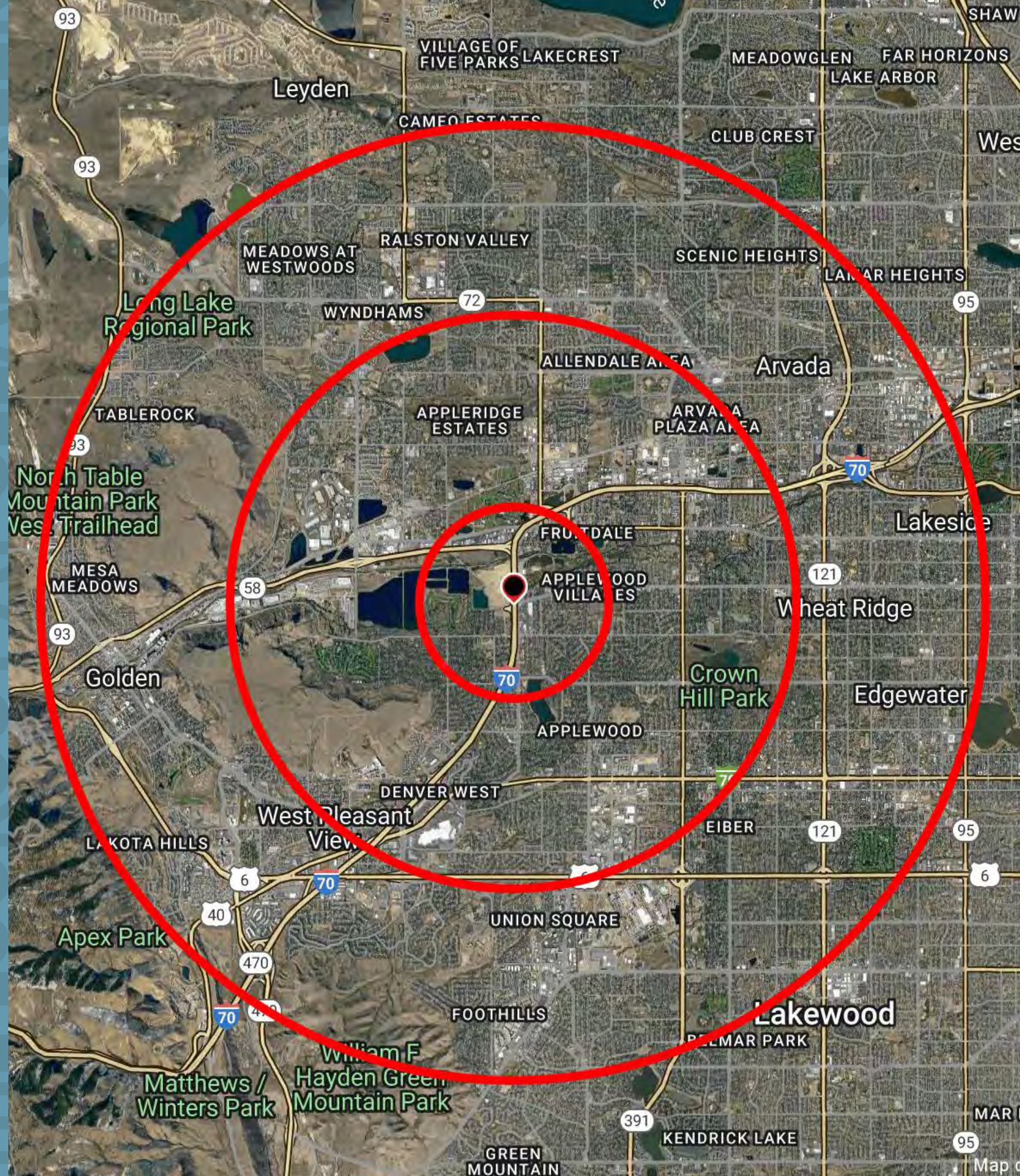
WESTERN VIEWS


THE LOOKOUT AT CLEAR CREEK CROSSING HAS **UNOBSTRUCTED WESTERN VIEWS OVERLOOKING APPLEWOOD GOLF COURSE AND SOUTH TABLE MOUNTAIN**. A CONNECTION TO CLEAR CREEK TRAIL PROVIDES DIRECT ACCESS INTO THE LOOKOUT. **THE CLEAR CREEK TRAIL RUNS MORE THAN 20 MILES FROM METRO DENVER THROUGH WHEAT RIDGE** AND INTO GOLDEN, PROVIDING RUNNERS, CYCLISTS, WALKERS, AND FAMILIES WITH PICTURESQUE VIEW AND EASY ACCESS TO ALL THE AMENITIES THE LOOKOUT WILL OFFER.







TRAIL ACCESS





-  REGIONAL RETAIL SITE AT THE **INTERSECTION OF TWO MAJOR HIGHWAYS**
 -  **EXCELLENT ACCESS OFF I-70 WITH NEW WESTBOUND OFF AND ON RAMPS** DIRECTLY INTO AND OUT OF THE SHOPPING CENTER
 -  **93.3 MILLION VISITORS** SPENT **\$28.3 BILLION IN COLORADO IN 2023.** MANY OF THOSE VISITORS USE I-70 TO ACCESS THE MOST POPULAR STATE ATTRACTIONS
 -  MANY OF COLORADO'S **POPULAR SKI RESORTS ARE LOCATED IN THE MOUNTAINS ALONG I-70**

DEMOGRAPHICS

		1 MILE	3 MILE	5 MILE
	2025 EST. POPULATION	5,365	63,357	222,534
	2030 PROJECTED POPULATION	5,572	65,694	228,001
	2025 EST. DAYTIME POPULATION	6,708	77,445	251,692
	2025 EST. AVG HH INCOME	\$197,281	\$144,967	\$132,191
	2025 EST. HOUSEHOLDS	2,125	26,646	94,424
	2025 EST. BUSINESSES	407	3,596	11,279



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THE
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at Clear Creek Crossing

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