

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

Clear Creek Dr

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  
Healthcare**  
210 BEDS  
130,000 SF MOB

29,000 vpd



40TH AVE UNDERPASS

120,000 vpd

Youngfield St

38th Ave  
11,000 vpd



NEW I-70  
WESTBOUND  
ON RAMP

DUTCH BROS

MAVERIK

PENDING  
NATIONAL  
BANK

DEAL PENDING

DEAL PENDING

**HOME2**  
SUITES BY MELTON  
118 KEYS

**BONFIRE  
BURRITOS**

**Hampton  
Inn & Suites**  
125 KEYS

**prost**  
BREWING CO.



Q1 Q2 RECESS Q3 Q3 #HASHTAG

**LIFETIME**

**FOOTHILLS  
CREDIT UNION**

**CLEAR CREEK CROSSING  
TRAIL CONNECTION - COMING 2024**

**THE LOOKOUT**  
at Clear Creek Crossing

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



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	.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



CHARM





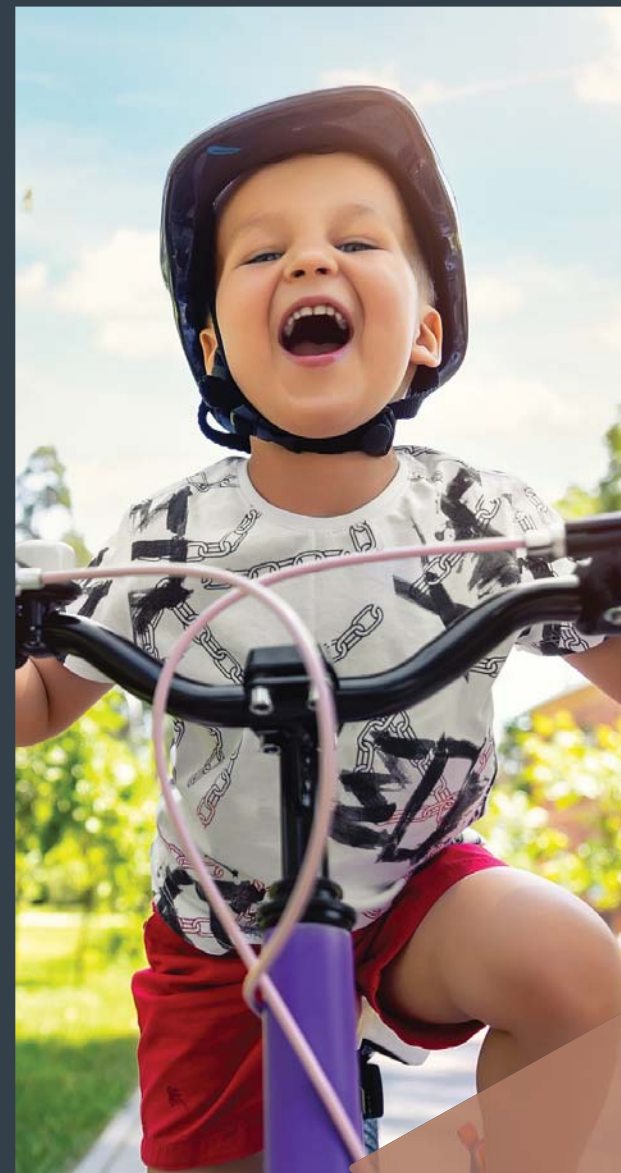
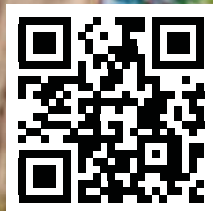
# THE LOOKOUT

AT CLEAR CREEK CROSSING

CONNECTED



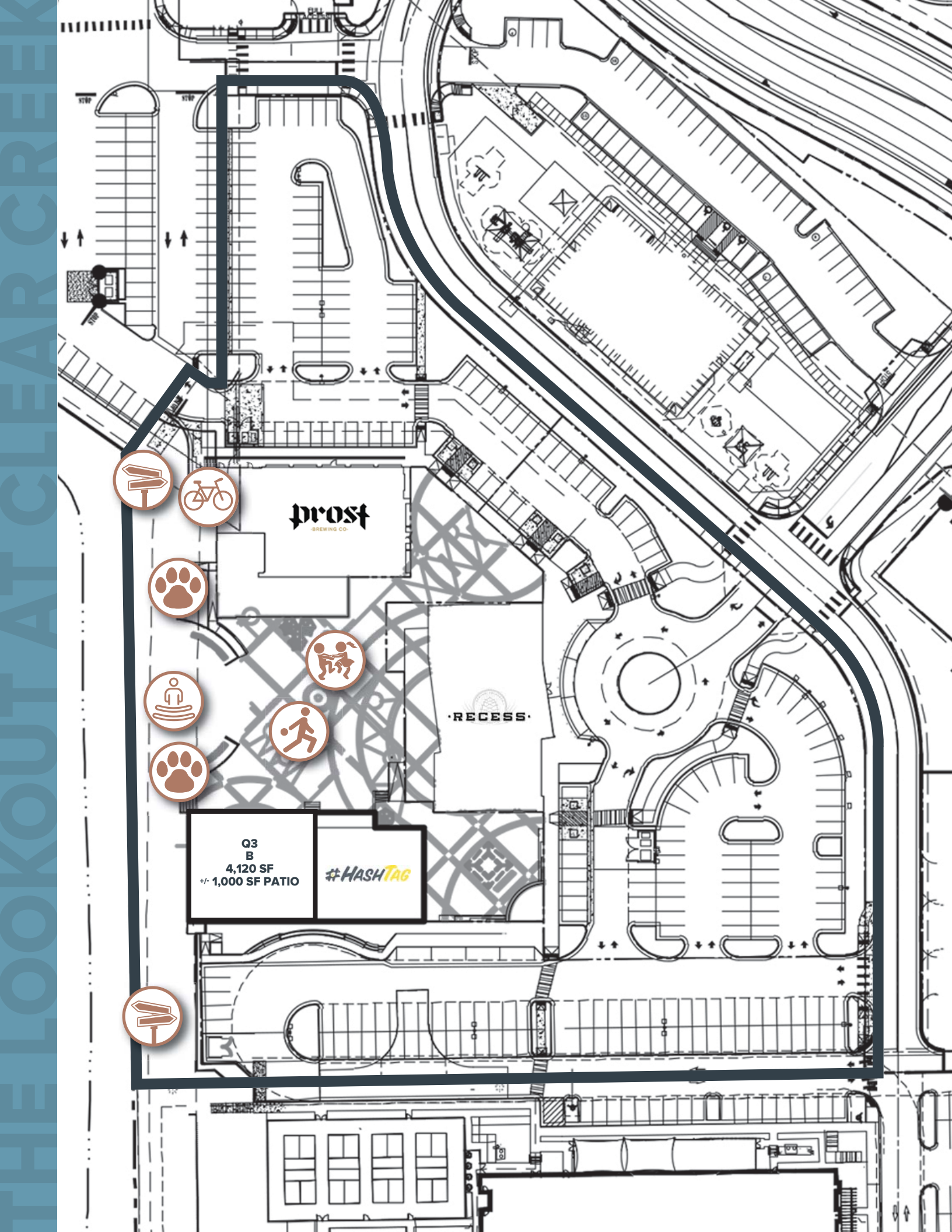
AL FRESCO DINING



COMMON CONSUMPTION

LEGEND PARTNERS

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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 A **COMMON CONSUMPTION LICENSE,** AN EXCITING MIX OF TENANTS, AND **TOP-NOTCH FOOD AND BEVERAGE OFFERINGS.** ESTIMATED DELIVERY IN FALL OF 2024.

## PUBLIC PARK WITH COMMON CONSUMPTION



**PET STATION**



**BIKE RACKS**



**GAME LAWN**



**AMPITHEATER**



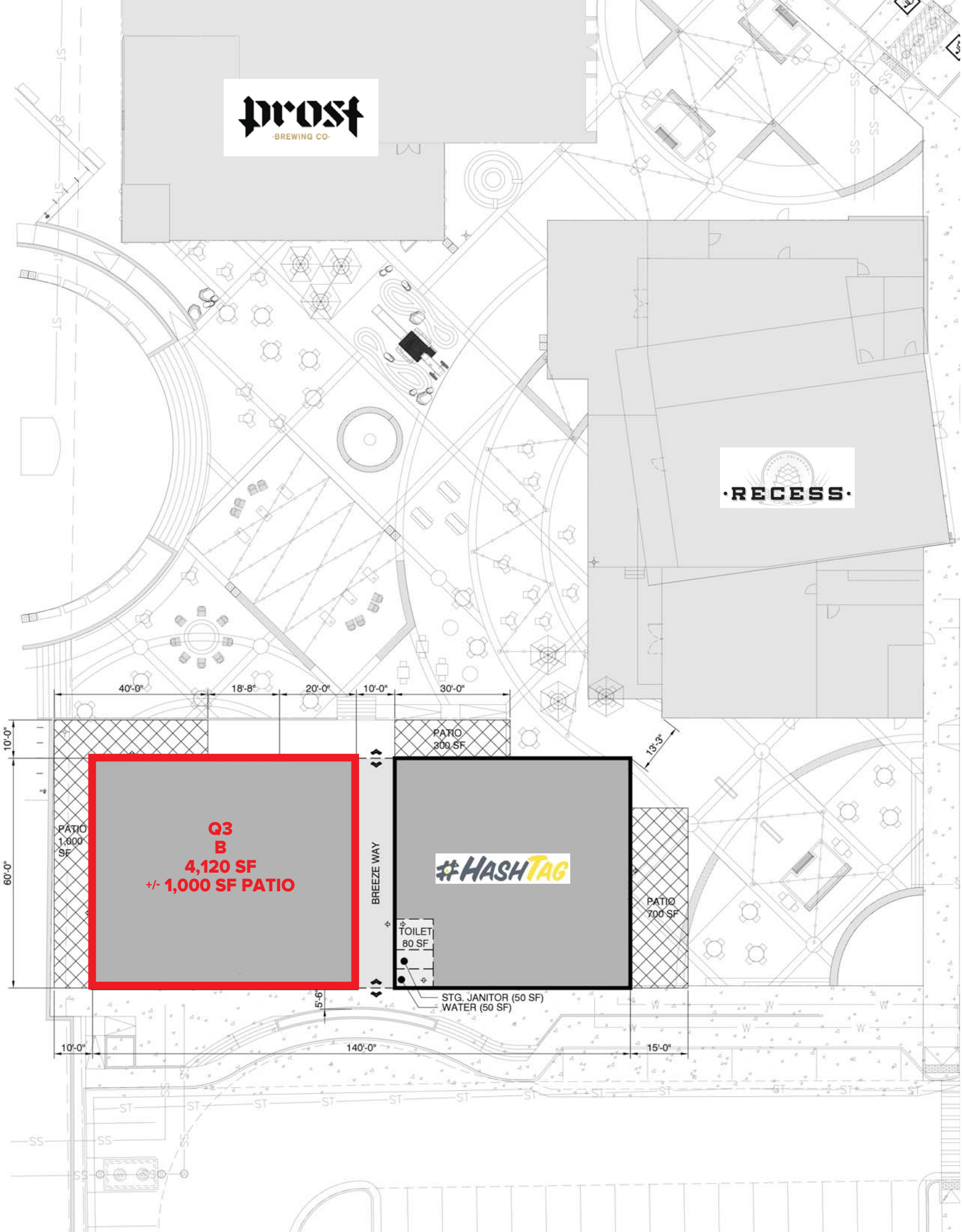
**CLEAR CREEK TRAIL (DIRECT CONNECTION INTO THE LOOKOUT)**



**CHILDREN'S PLAY AREA**



**AMPLE OUTDOOR DINING AREAS, FIRE PIT TABLES, BEAUTIFUL LANDSCAPING**



# THE LOOKOUT

at Clear Creek Crossing



**4,120 SF AVAILABLE**

**DIVISIBLE**

**1,000 SF PATIO**

**LAST WESTERN VIEW ENDCAP**



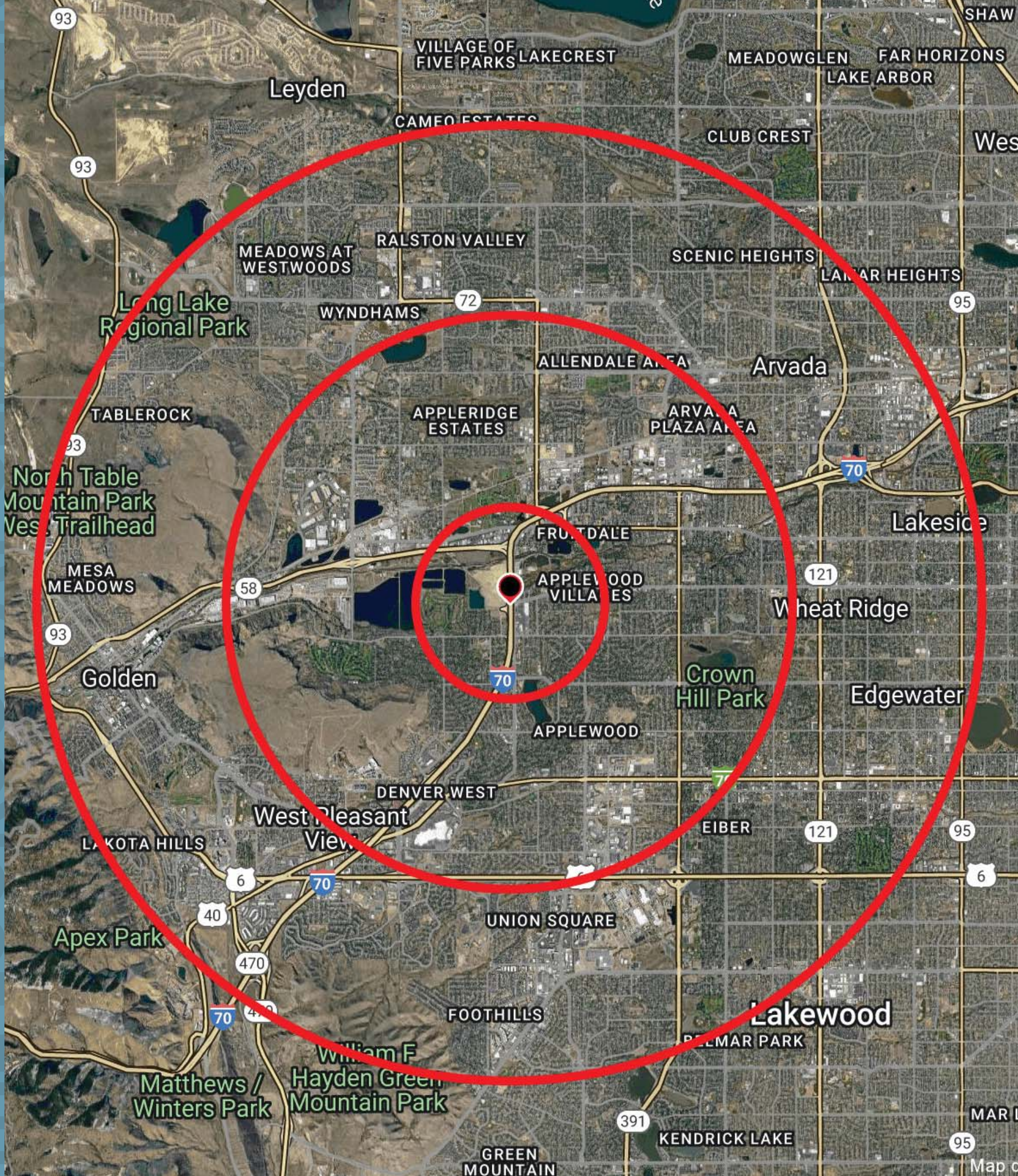
# WESTERN VIEWS

THE LOOKOUT AT CLEAR CREEK CROSSING HAS **UNOBSTRUCTED WESTERN VIEWS OVERLOOKING APPLEWOOD GOLF COURSE AND SOUTH TABLE MOUNTAIN.** A CONNECTION TO CLEAR CREEK TRAIL WILL BE COMPLETED IN 2024, PROVIDING 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



**84.2 MILLION VISITORS SPENT \$21.9 BILLION IN COLORADO IN 2021.** 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
2023 EST. POPULATION	7,064	65,739	231,201
2028 PROJECTED POPULATION	7,191	67,827	240,423
2023 EST. DAYTIME POPULATION	5,015	74,840	199,236



2023 EST. AVG HH INCOME	\$199,499	\$135,273	\$132,401
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2023 EST. HOUSEHOLDS	2,966	28,798	99,744
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2023 EST. BUSINESSES	488	5,470	15,480
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CLEAR CREEK

**CROSSING**

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**THE  
LOOKOUT**

at Clear Creek Crossing

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