

TRADE AREA DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
Population	29,867	115,735	257,645
Average HH Income	\$205,507	\$185,384	\$164,695
Businesses	894	3,497	9,638
Employees	5,392	18,805	64,252

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On Hwy 7 west of Interstate 25	28,805 Cars/day
On Hwy 7 west of Mountain View Blvd	19,155 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT



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NEW RETAIL SITES AVAILABLE VISTA RIDGE

NWQ HIGHWAY 7 & SHERIDAN PARKWAY - ERIE, CO



• AVAILABLE: Pad Sites For Lease, BTS or Sale

- Adjacent to the new 123,000 SF **King Soopers**
- High income demographics; high traffic arterial.
- Highway 7: key arterial corridor connecting I-25 to Broomfield, Erie, Boulder and Brighton.
- Over 10,000 new dwelling units approved within 3 miles.
- Close proximity to high profile new development, including: Ikea, University of Colorado Medical Campus, J.P. Morgan Chase Operation Center, and North Park Flex #1.

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NEW RETAIL SITES AVAILABLE VISTA RIDGE

NWQ HIGHWAY 7 & SHERIDAN BOULEVARD - ERIE, CO

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