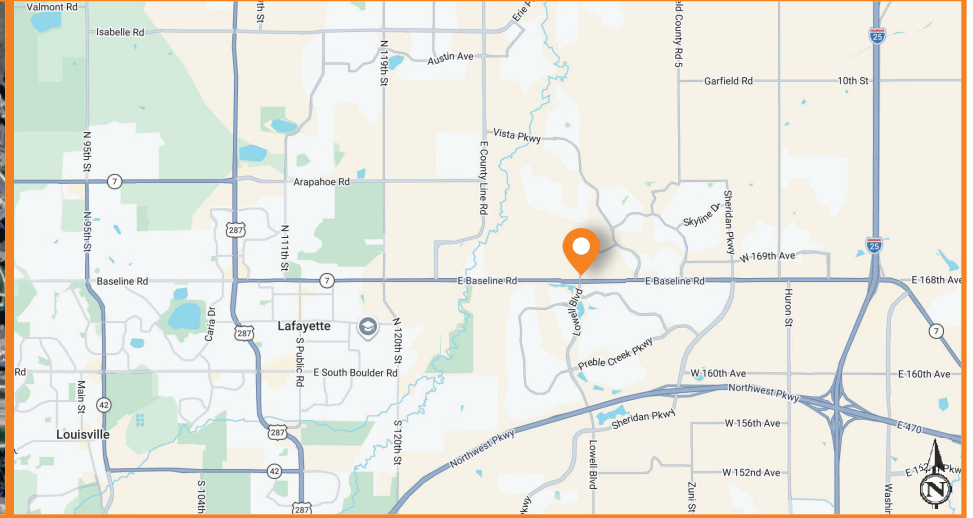


VISTA COMMONS

NEQ HIGHWAY 7 & BONANZA DRIVE - ERIE, COLORADO



FOR SALE

LOT 4 2.91 Acres

LOT 10 7.72 Acres

(Zoned PUD - Commercial/
Senior Housing)

PROPERTY HIGHLIGHTS

- Dutch Bros Now Open!
- Excellent visibility and access from Highway 7.
- High growth retail corridor with strong traffic counts.
- Across from Anthem Colorado with over 2,500 senior - only homes.
- Call Broker For Pricing.

NEARBY RETAILERS



TRAFFIC COUNTS

On Highway 7 west of Bonanza Drive	20,251 CPD
On Highway 7 east of Bonanza Drive	19,694 CPD
On Lowell Blvd south of Highway 7	8,201 CPD

Source: CDOT 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	45,151	129,218	245,774
AVERAGE HH INCOME	\$193,803	\$189,406	\$172,946
BUSINESSES	1,414	4,806	11,406
EMPLOYEES	7,738	29,506	82,608

Source: Applied Geographic Solutions, 2026

ALLEN LAMPERT
303.577.9960 Direct
allen.lampert@dhlb.com

VISTA COMMONS

NEQ HIGHWAY 7 & BONANZA DRIVE - ERIE, COLORADO



- LOT 1 0.8 AC AUTOWASH
- LOT 3 1.88 AC DAYCARE
- LOT 4 2.91 AC AVAILABLE
- LOT 8A DUTCH BROS
- LOT 9 BELLCO CU
- LOT 10 7.72 AC AVAILABLE

(CALL FOR PRICING)

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VISTA COMMONS

NEQ HIGHWAY 7 & BONANZA DRIVE - ERIE, COLORADO





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