

VISTA RIDGE

NWQ HIGHWAY 7 & SHERIDAN PARKWAY - ERIE, CO



PROPERTY HIGHLIGHTS

- **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.

TRAFFIC COUNTS

On Hwy 7 west of Interstate 25 28,805 CPD

On Hwy 7 west of Mountain View Blvd 19,155 CPD

Source: CDOT 2025

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

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