

Pad Site Available For Lease

**Great Retail and
Restaurant Opportunity
in a Fast-Growing
High-Income
Trade Area**

Arapahoe Ridge Marketplace
(Located at the NEC of Hwy 287 & Arapahoe Road (Hwy 7)
3330 Arapahoe Road – Erie, Colorado
¼ Mile North of new Wal☆Mart



PAD SITE AVAILABLE FOR LEASE ON HIGHLY VISIBLE PAD 8 IN SAFEWAY-ANCHORED CENTER

**CAN ACCOMMODATE UP TO A 6,000 SF RETAIL BUILDING
PLUS UP TO A 3,000 SF FAST-FOOD RESTAURANT WITH DRIVE-THRU**

ENTIRE PAD 8 IS 54,627 SQUARE FEET

48 PARKING STALLS PLANNED FOR ENTIRE PAD 8

NATIONAL TENANTS INCLUDE:

**SAFEWAY, STARBUCKS COFFEE, BLOCKBUSTER, SUBWAY, DAIRY QUEEN,
US BANK, SHELL/CIRCLE K GAS STATION, COST CUTTERS & PAPA MURPHY'S PIZZA**

Location:

Access is from two points along Arapahoe Road and one point on U. S. Hwy 287. The Intersection is signalized. Arapahoe Ridge draws its patrons from such affluent subdivisions as Lafayette Farms, Indian Peaks, Waneka Point and Waneka Landing to the west and Prince Lake and Lafayette Park to the east.

Demographics:

	1 Mile	3 Miles	5 Miles
Population (2007)	4,714	37,459	62,976
Average HH Income	\$118,193	\$95,392	\$100,283

Distance From:

Lafayette – 1.8 Miles
Louisville – 4.7 Miles
Boulder – 9.3 Miles
Longmont – 10.8 Miles

Traffic Count:

42,100 Vehicles per Day (2006)

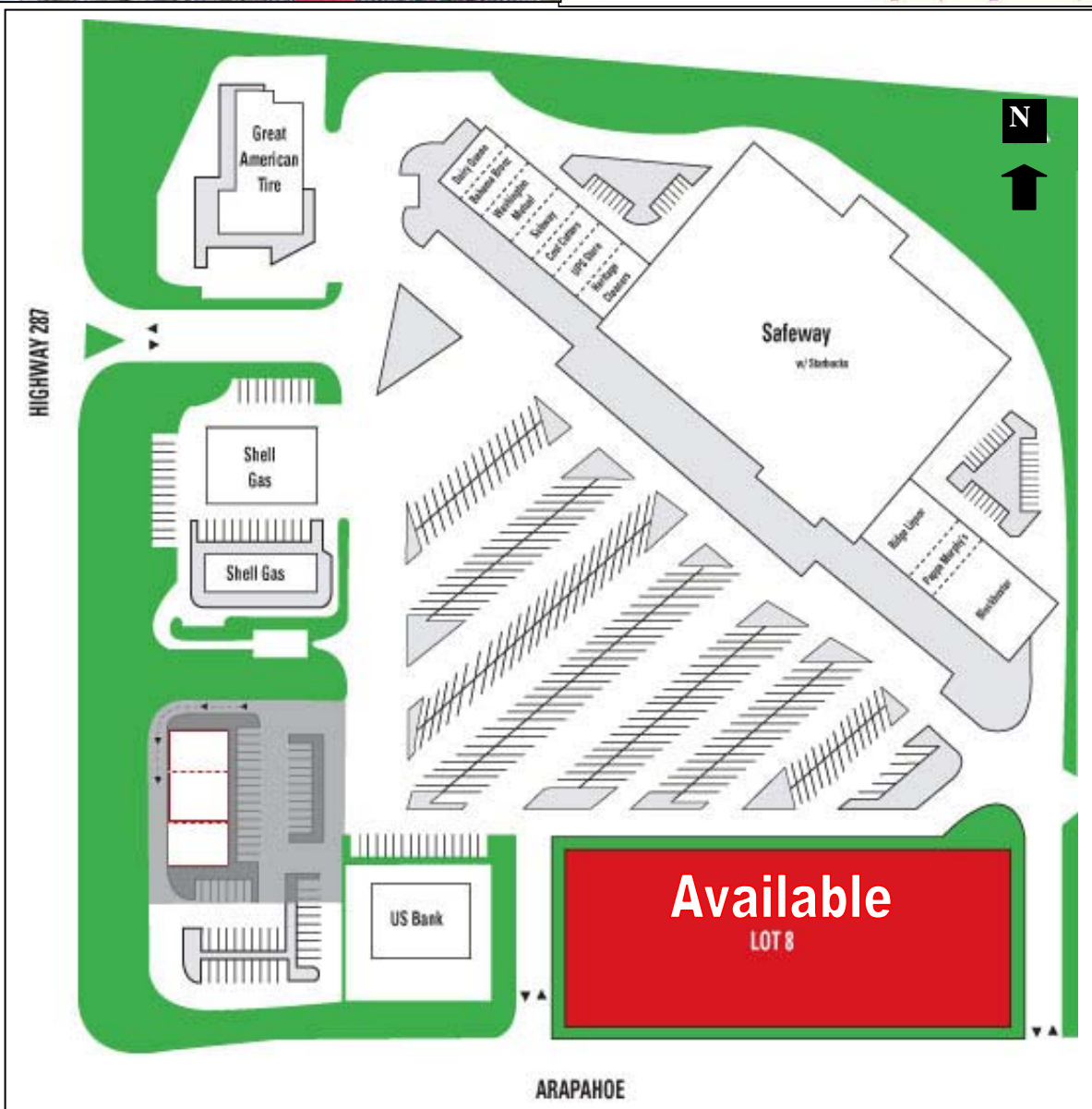
FOR MORE INFORMATION CONTACT

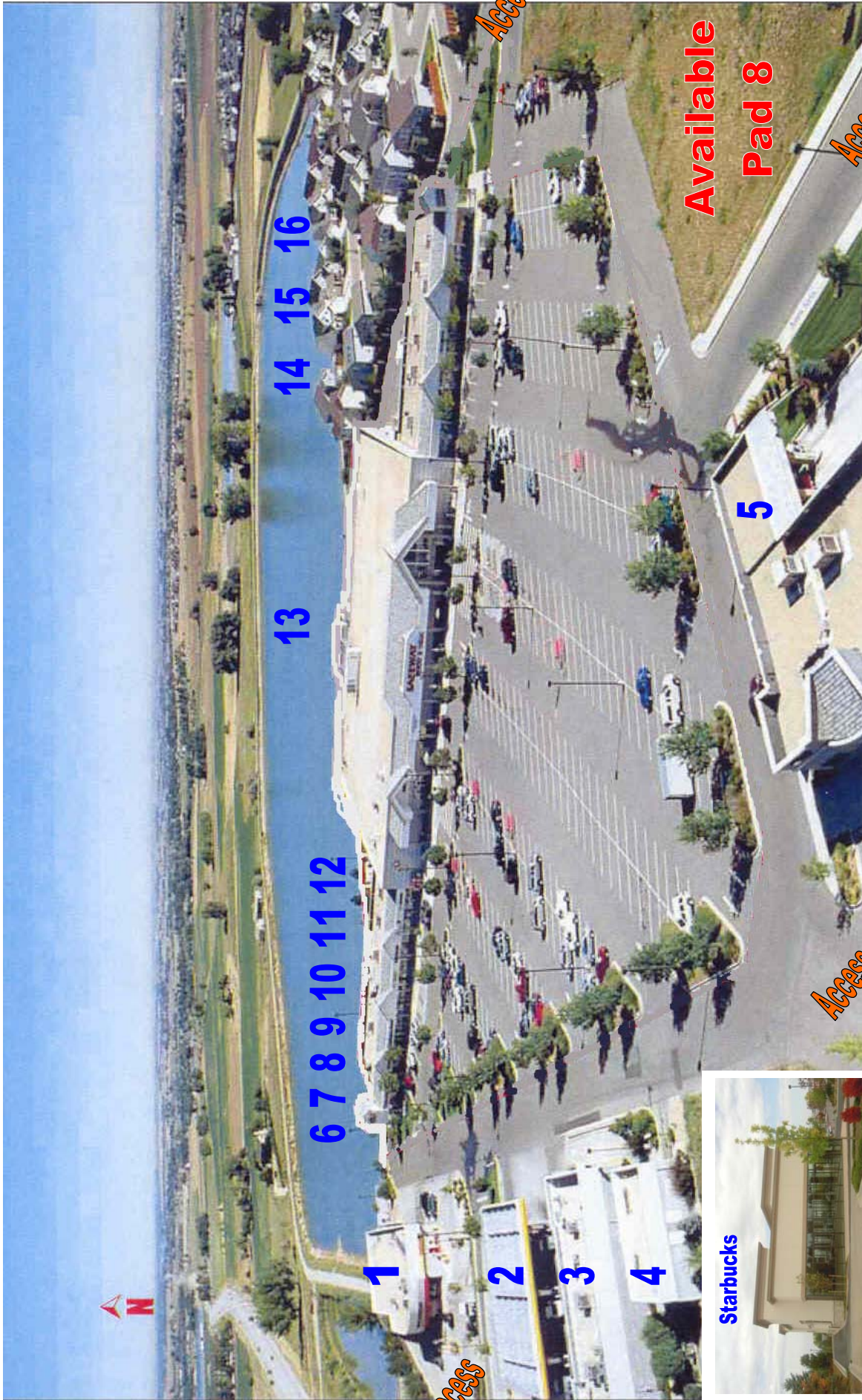
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Arapahoe Ridge Marketplace

NEC Hwy 287 & Arapahoe Road
Erie, Co





14 15 16

13

6 7 8 9 10 11 12

1

2

3

4

5

Starbucks



Galleria Building

Arapahoe Road

Hwy 287

Access

Access

Available
Pad 8

Access

Access

- | | | |
|-----------------------|----------------------|-----------------------------------|
| 1. Shell Rapid Lube | 6. Dairy Queen | 11. Tiptoe Nail Salon |
| 2. Shell Gas Station | 7. Bahama Bronze Tan | 12. Heritage Cleaners |
| 3. Circle K Food Mart | 8. Vacant | 13. Safeway with Starbucks Coffee |
| 4. Circle K Car Wash | 9. Subway | 14. (Erie) Ridge Liquors |
| 5. U. S. Bank | 10. Cost Cutters | 15. Papa Murphy's Pizza |
| | | 16. Blockbuster Video |

Arapahoe Ridge Market Place - Proposed Site Plan for Pad 8

