

# FOOTHILLS

AVAILABLE  
FOR LEASE



## A NEW DESTINATION

FOR NORTHERN COLORADO

JOIN





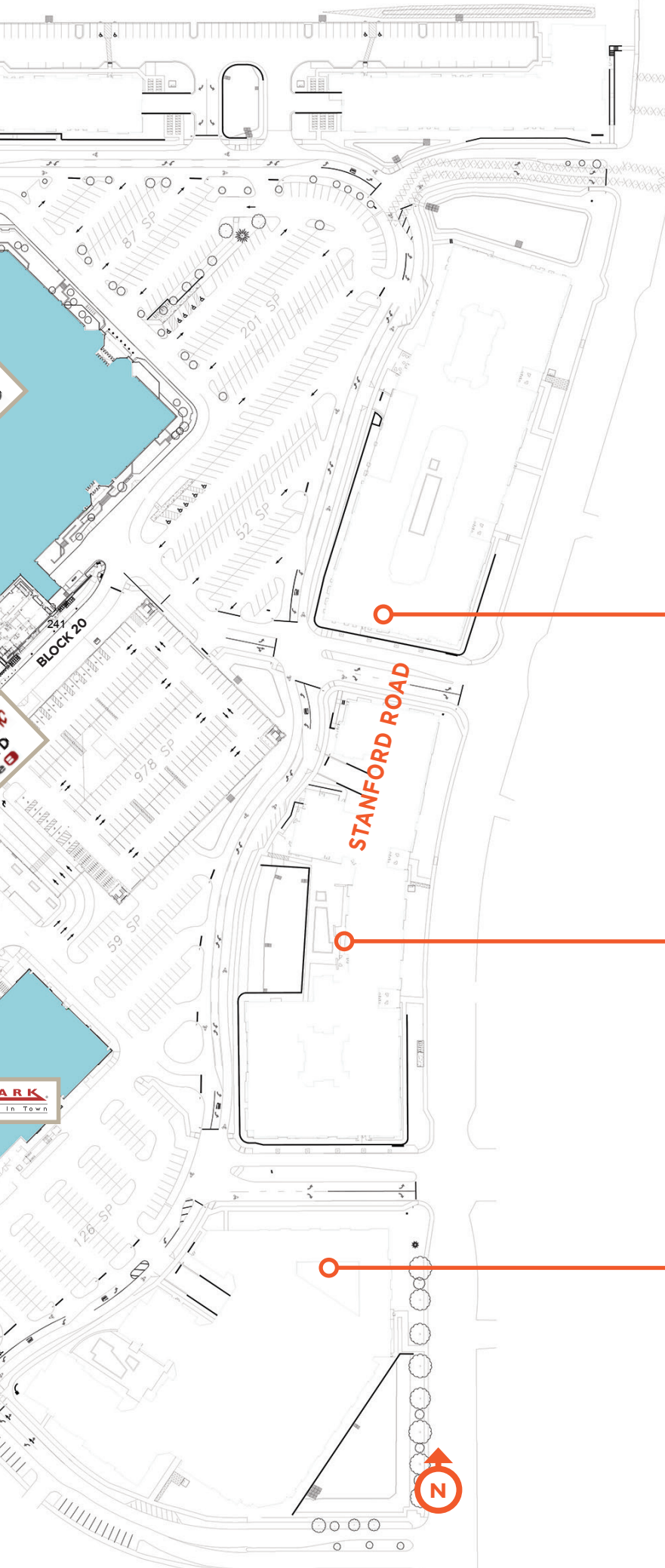
**S. COLLEGE AVENUE**

**E. MONROE DRIVE**

**LEGEND**

- AVAILABLE (1,200 - 10,000 SF)
- LOI PENDING
- LEASE PENDING
- TURN-KEY RESTAURANT (2,319 - 6,922 SF)

# FOOTHILLS



**CYCLE**  
APARTMENTS

405 UNITS  
STUDIO,  
1&2 BR,  
BUILT  
IN 2018

# FOOTHILLS

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TRAFFIC COUNT

75,170 VPD

## POPULATION

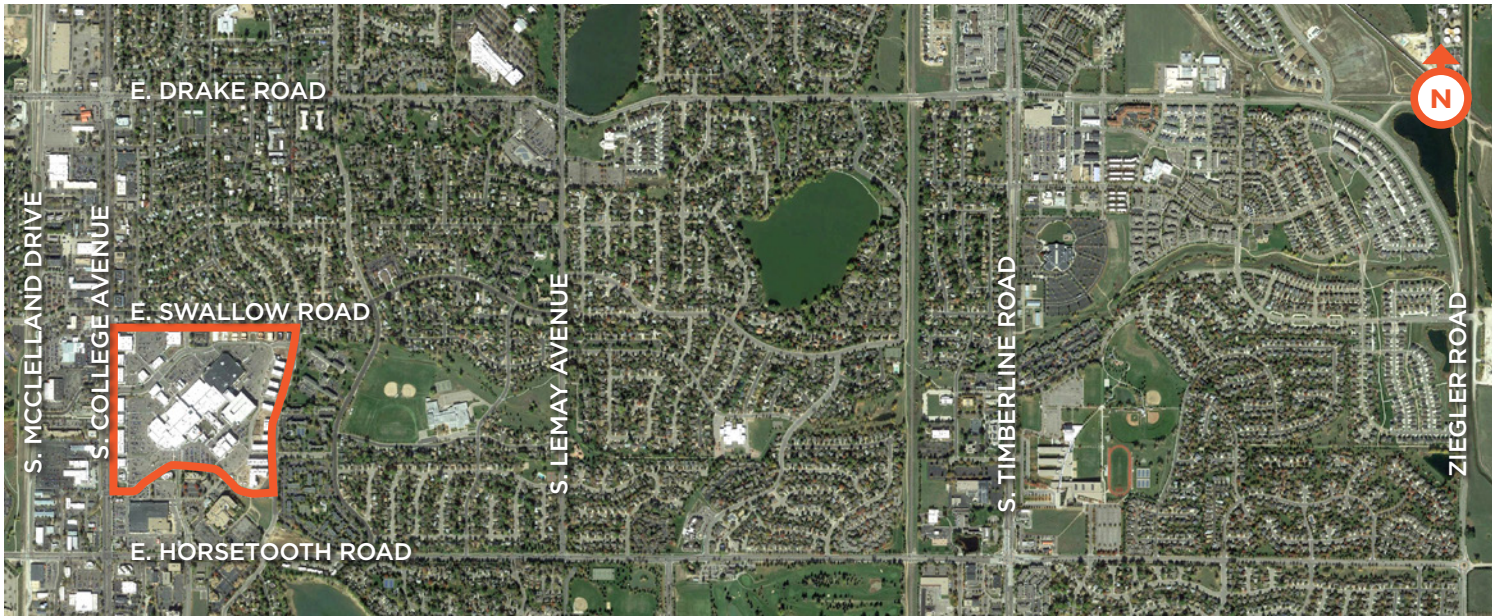
	1 Mile	3 Mile	5 Mile
2021 Population	14,498	119,638	183,961
2026 Population	15,459	127,380	196,744
Daytime Population	11,923	71,418	95,718

Source: CoStar, 2021

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2021 Households (HH)	6,663	49,129	73,999
2026 Projected HHs	7,123	52,493	79,295
2021 Avg. HH Income	\$80,104	\$87,703	\$91,162

Source: CoStar, 2021



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