

# FOOTHILLS

AVAILABLE  
FOR LEASE



## A NEW DESTINATION

FOR NORTHERN COLORADO

JOIN







S. COLLEGE AVENUE

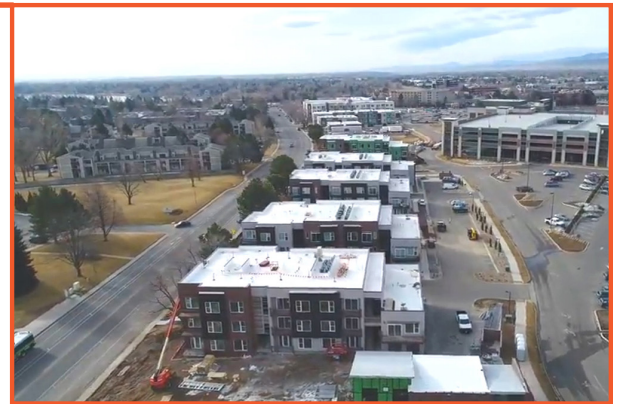
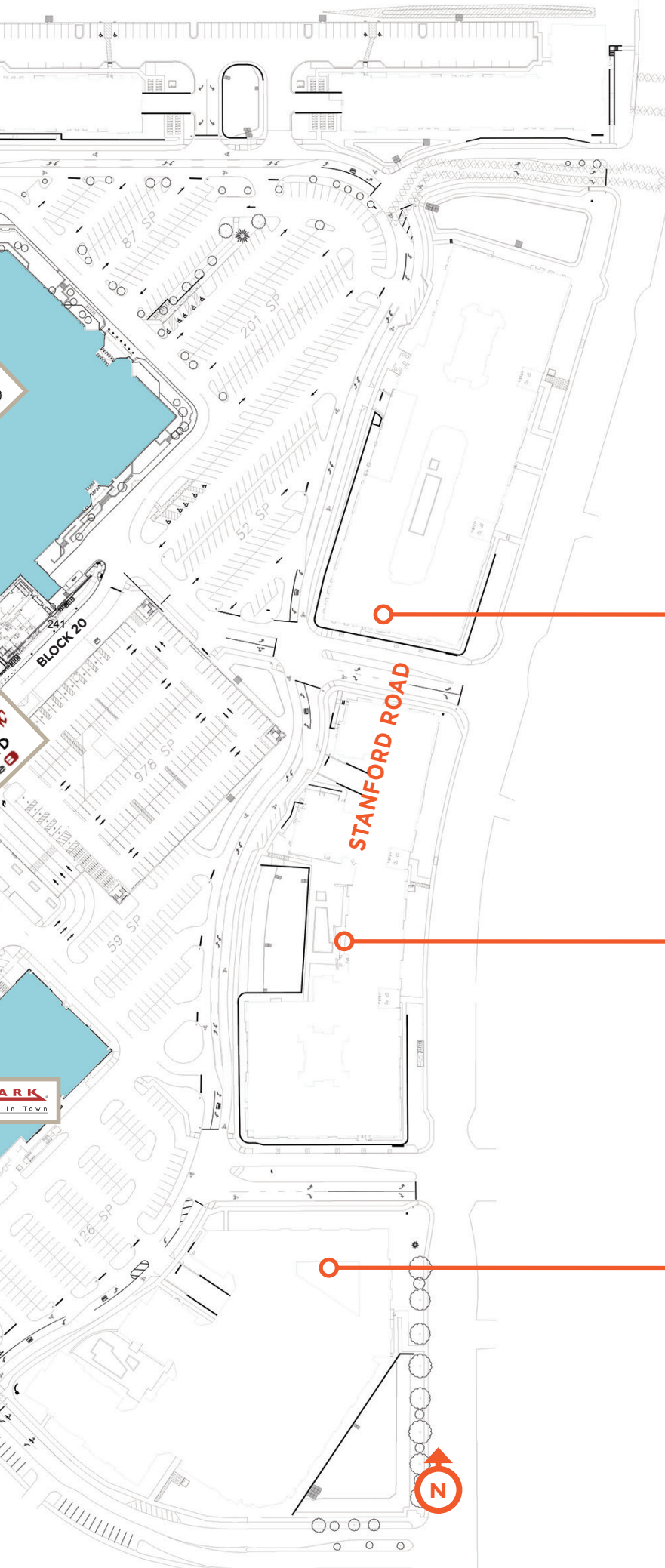
E. MONROE DRIVE

LEGEND

- AVAILABLE (1,200 - 10,000 SF)
- SHORT TERM LEASES AVAILABLE
- TURN-KEY RESTAURANT (2,527 SF)
- SHORT TERM TURN-KEY RESTAURANT (2,319-5,996 SF)



# FOOTHILLS



**CYCLE**  
APARTMENTS

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



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TRAFFIC COUNT  
**75,170 VPD**



## POPULATION

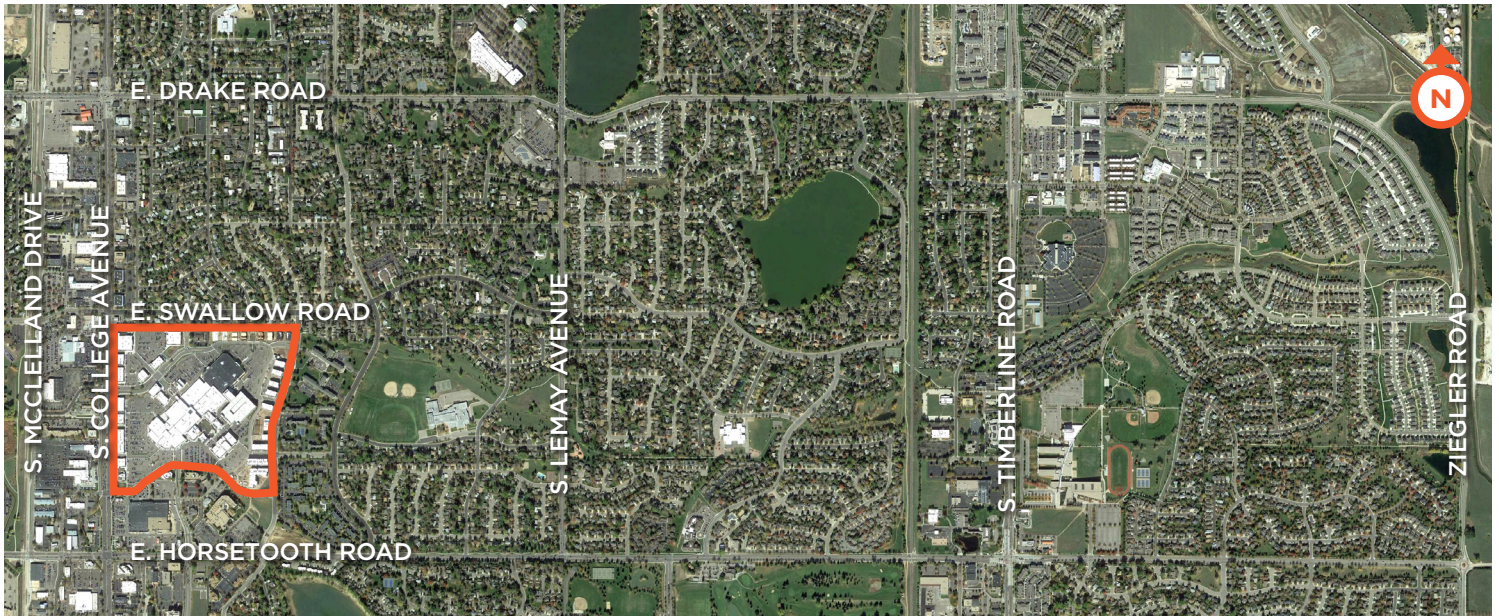
|                    | 1 Mile | 3 Mile  | 5 Mile  |
|--------------------|--------|---------|---------|
| 2021 Population    | 14,498 | 119,638 | 183,961 |
| 2026 Population    | 15,459 | 127,380 | 196,744 |
| Daytime Population | 11,923 | 71,418  | 95,718  |

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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