

# PADS AT 50TH & BRIDGE

NWC Bridge St & 50th Ave (Himalaya), Brighton, CO

DEVELOPMENT NAME	TOTAL DU'S	PLATTED/ UNDER CONSTR.	CERTS. OF OCCUPANCY
Bridge Crossing	291	0	0
Brighton Crossing II	1,080	884	196
Brighton Crossing III	398	249	149
Brighton East Farms I&II	664	59	603
Brighton East Farms III	327	0	0
Brighton Lakes	1,750	0	0
Bromley Crossing	252	0	0
Bromley Farms	475	0	0
Chapel Hill	50	29	21
Deventhal Lakes	432	0	0
Homestead	130	121	8
Indigo Trails	369	172	197
Mountain View	412	0	0
Palizzi II	400	0	0
Park Place	80	47	33
Pheasant Ridge	405	73	332
Prairie Center	4,700	0	0
Silver Peaks	2,500	1,628	64
Sugar Creek	273	25	248
The Preserve	246	85	161
<b>TOTAL</b>	<b>15,234</b>	<b>3,372</b>	<b>1,012</b>

## DEMOGRAPHICS

<p><b>POPULATION</b></p> <p>1 Mile: 7,739    3 Mile: 29,812    5 Mile: 45,325</p>	<p><b>AVG. HH INCOME</b></p> <p>1 Mile: \$81,324    3 Mile: \$72,113    5 Mile: \$71,639</p>
<p><b>AVG. DAILY TRAFFIC</b></p> <p>On Bridge west of Himalaya: 11,948 VPD On Himalaya north of Bridge: 7,364 VPD</p>	<p><b>HOUSEHOLDS</b></p> <p>1 Mile: 2,314    3 Mile: 9,315    5 Mile: 14,599</p>
<p><b>FUTURE DAILY TRAFFIC</b></p> <p>On Bridge west of Himalaya: 20,000 VPD* On Himalaya south of Bridge: 17,000 VPD*</p> <p><small>*Forecasted daily traffic for year 2020, provided by the City of Brighton</small></p>	<p>Disclosure Agreement</p>

## PROPERTY OVERVIEW:

- ◆ Brand New Pads, Platted & Ready To Go!
- ◆ Great Convenience Location Ideal for: Bank, Fast Food, Automotive, Car Wash, Medical Office, Daycare, and more

## FEATURES:

- ◆ Across from New King Soopers - Now Open!
- ◆ Great new Trade Area
- ◆ Rapid housing development taking place in Trade Area - more than 15,234 D.U.'s

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