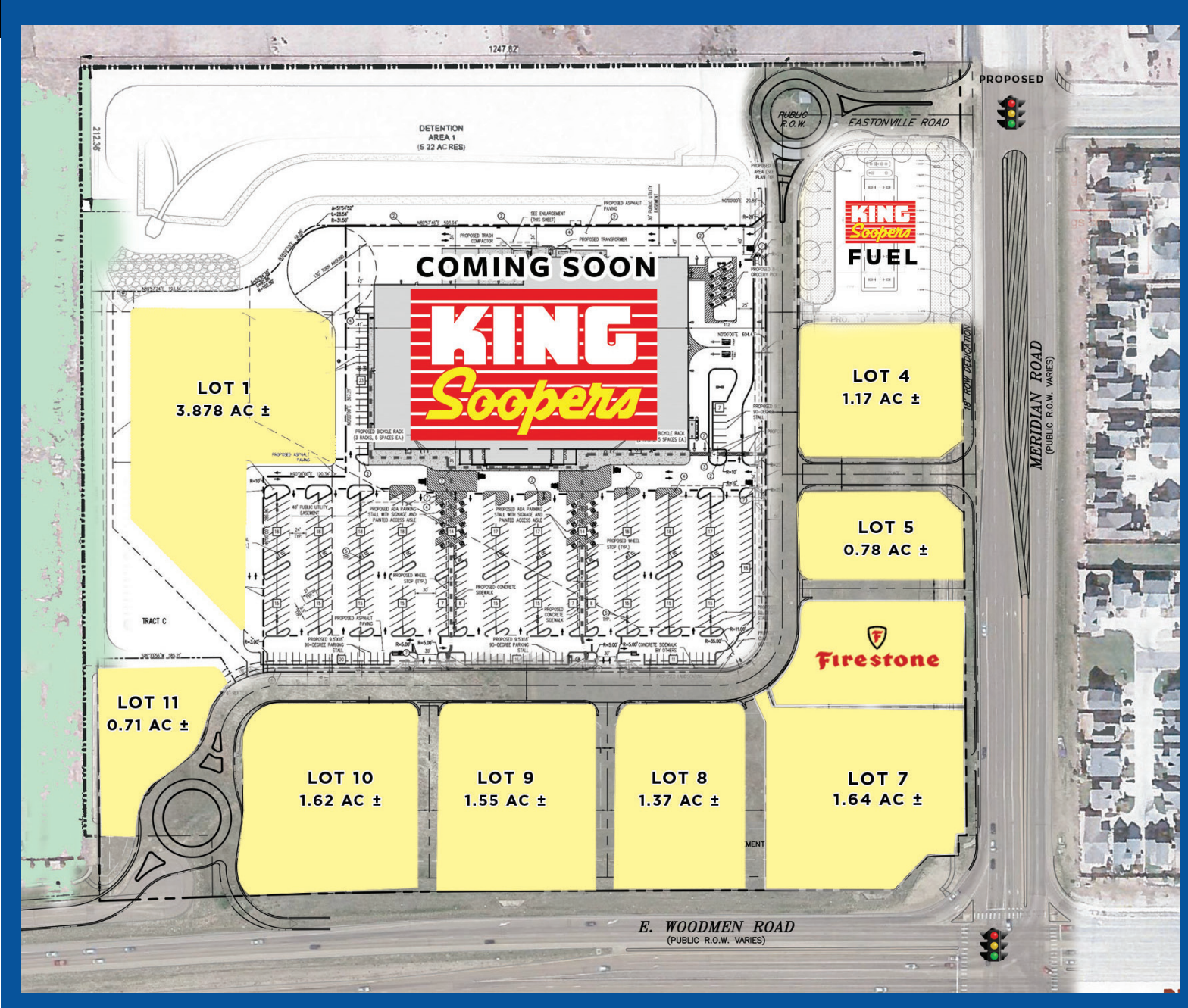


# FALCON MARKETPLACE

NWC E Woodmen Rd & Meridian Rd, Falcon, CO



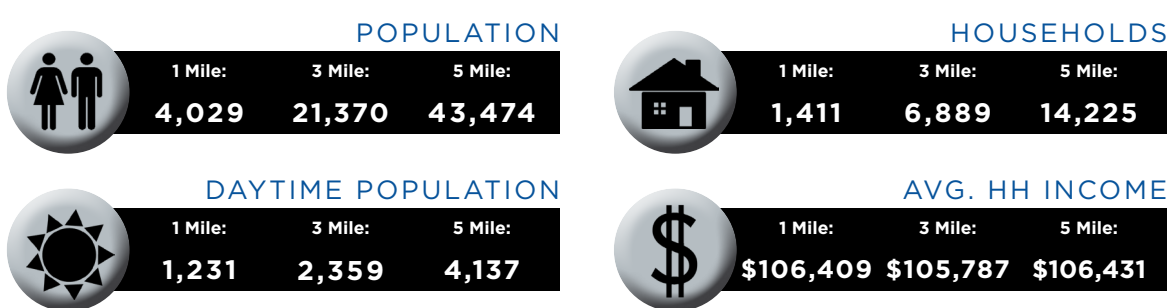
## PROPERTY OVERVIEW:

- Pad sites and retail opportunities available in King Soopers anchored center
- Under served trade area
- Close proximity to Hwy 24
- Positioned at the busiest intersection in trade area



DEVELOPED BY: **Hummel Investments LLC** Real Estate Development | **LEON** Capital Group

## DEMOGRAPHICS



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



For more information, contact:

**Scott Steputis**  
720-287-6868  
step@creginc.com

**Rhonda Coy**  
720-287-6866  
rcoy@creginc.com



**Scott Steputis**  
720-287-6868  
step@creginc.com

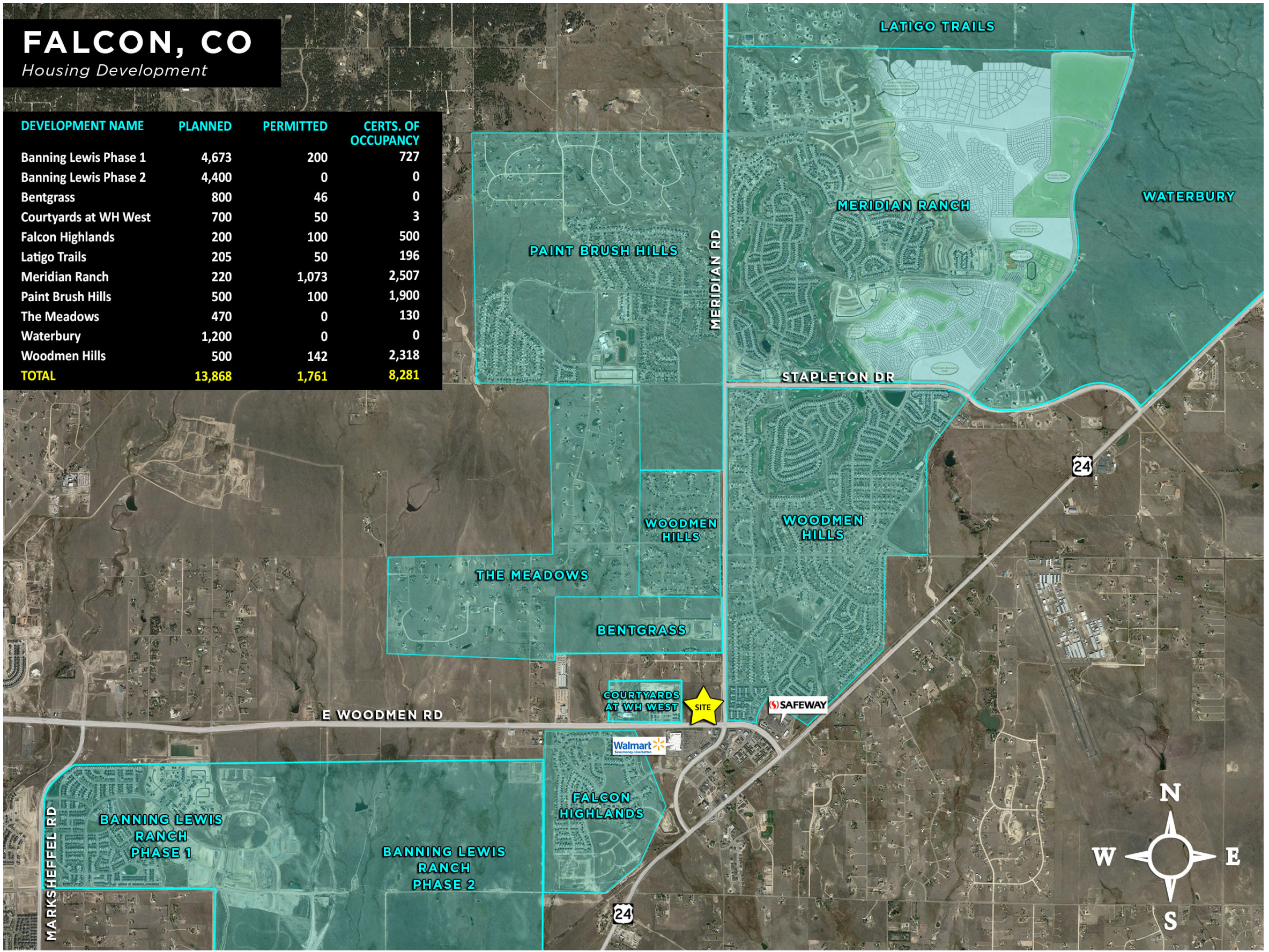
**Rhonda Coy**  
720-287-6866  
rcoy@creginc.com





# FALCON MARKETPLACE

NWC E Woodmen Rd & Meridian Rd, Falcon, CO



DEVELOPMENT NAME	PLANNED	PERMITTED	CERTS. OF OCCUPANCY
Banning Lewis Phase 1	4,673	200	727
Banning Lewis Phase 2	4,400	0	0
Bentgrass	800	46	0
Courtyards at WH West	700	50	3
Falcon Highlands	200	100	500
Latigo Trails	205	50	196
Meridian Ranch	220	1,073	2,507
Paint Brush Hills	500	100	1,900
The Meadows	470	0	130
Waterbury	1,200	0	0
Woodmen Hills	500	142	2,318
<b>TOTAL</b>	<b>13,868</b>	<b>1,761</b>	<b>8,281</b>

**24.3%**  
 annual growth  
 from  
 2000 to 2020  
 within 3 mile  
 radius of site.  
 - Site Seer

