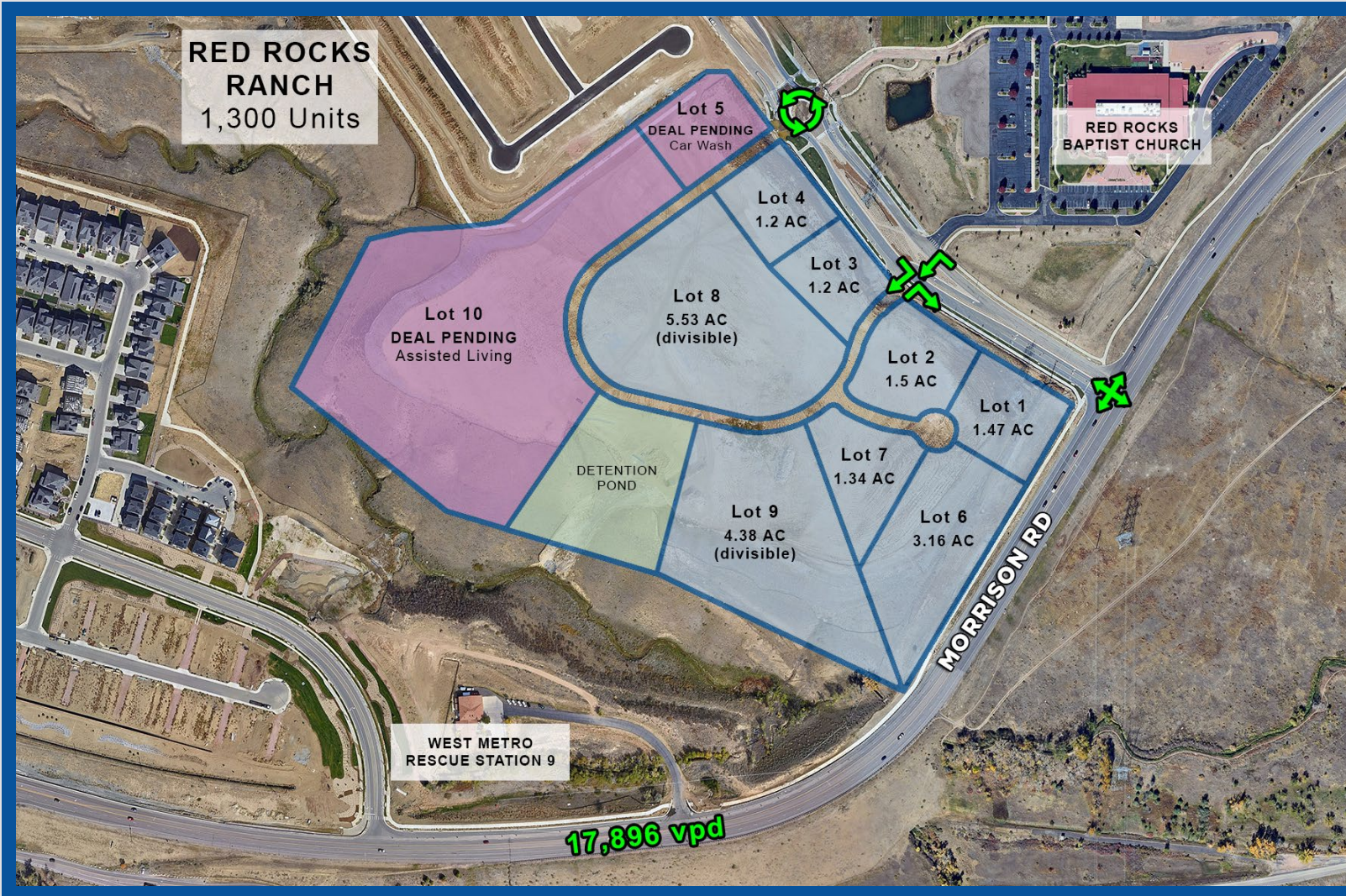


RED ROCKS RANCH DEVELOPMENT

Morrison Road & McIntyre Street, Morrison, Colorado



DEMOGRAPHICS

POPULATION



2 Mile:	15,530
3 Mile:	39,523
5 Mile:	143,962

EMPLOYEES



2 Mile:	2,182
3 Mile:	6,320
5 Mile:	56,035

AVG. HH INCOME



2 Mile:	\$222,117
3 Mile:	\$182,856
5 Mile:	\$149,167

HOUSEHOLDS



2 Mile:	6,061
3 Mile:	15,954
5 Mile:	61,285

TRAFFIC COUNTS



C-470 at Morrison Rd:	97,948 vpd
Morrison Rd e/o C-470:	17,896 vpd

PROPERTY OVERVIEW

- Pad sites / land available
- Retail and commercial uses approved
- Pad Sizes: 1.0 AC - 10 AC
- Rapidly growing & under-served trade area
- 35 AC total
- No Multi-Family

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RED ROCKS RANCH DEVELOPMENT

Morrison Road & McIntyre Street, Morrison, Colorado



RED ROCKS
2.8+ Million
Annual Visitors

SOLTERRA
1,356 Units
996 Sold

**RED ROCKS
RANCH**
1,300 Units

**FUTURE
COMMERCIAL**

**DOWNTOWN
MORRISON**

SITE

**BEAR CREEK
LAKE PARK**

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