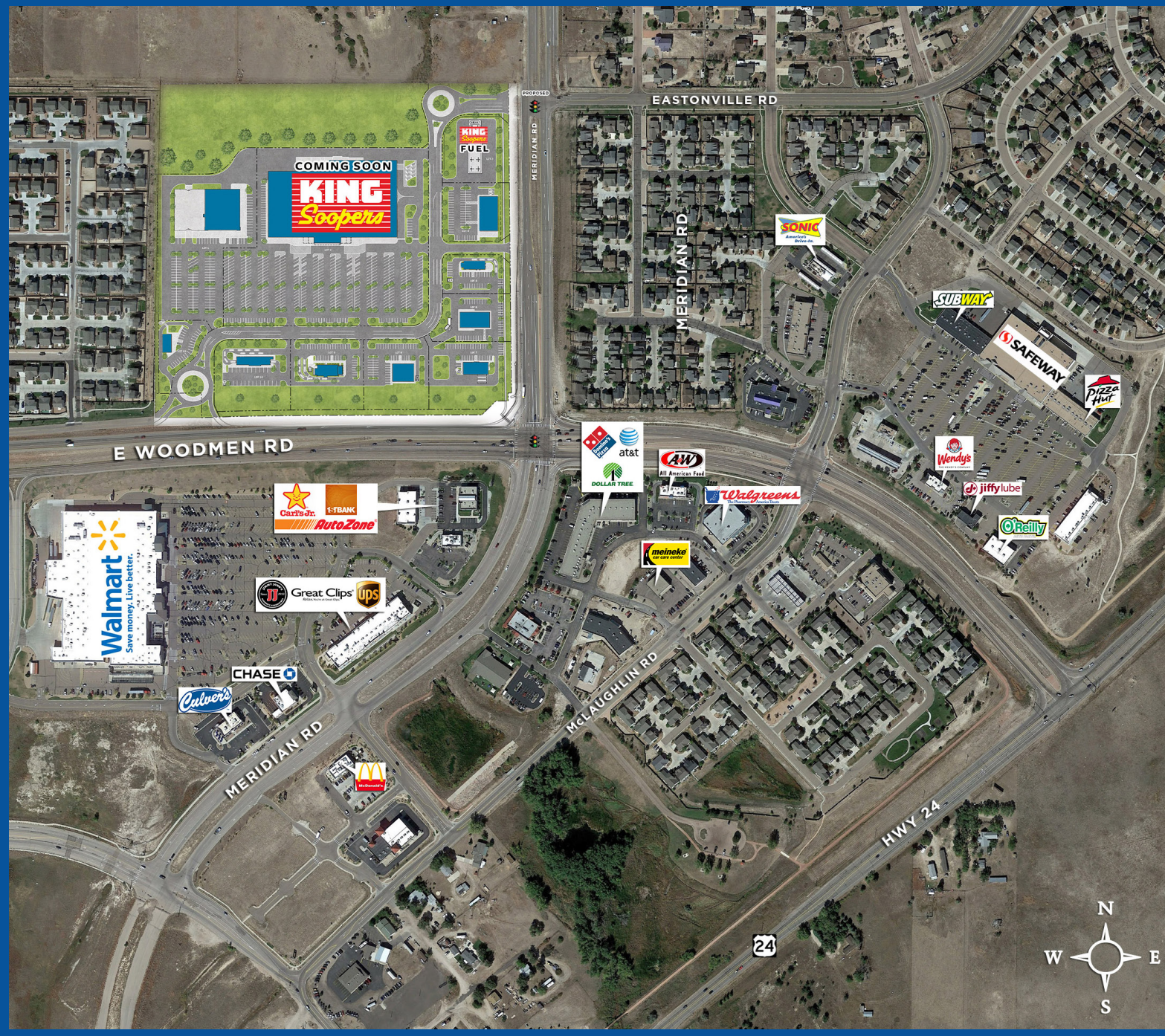


# FALCON MARKETPLACE

NWC E Woodmen Rd & Meridian Rd, Falcon, CO

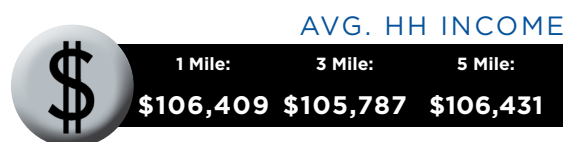
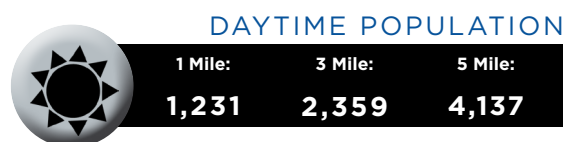
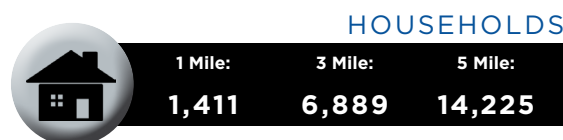
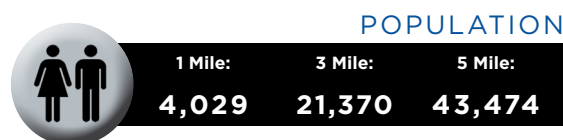


**DEVELOPED BY:**



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## 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.



## PROPERTY OVERVIEW:

- Pad sites and retail opportunities available in King Soopers anchored center
- Rare junior anchor pad opportunity - 3.88 AC
- Under served trade area
- Close proximity to Hwy 24
- Positioned at the busiest intersection in trade area



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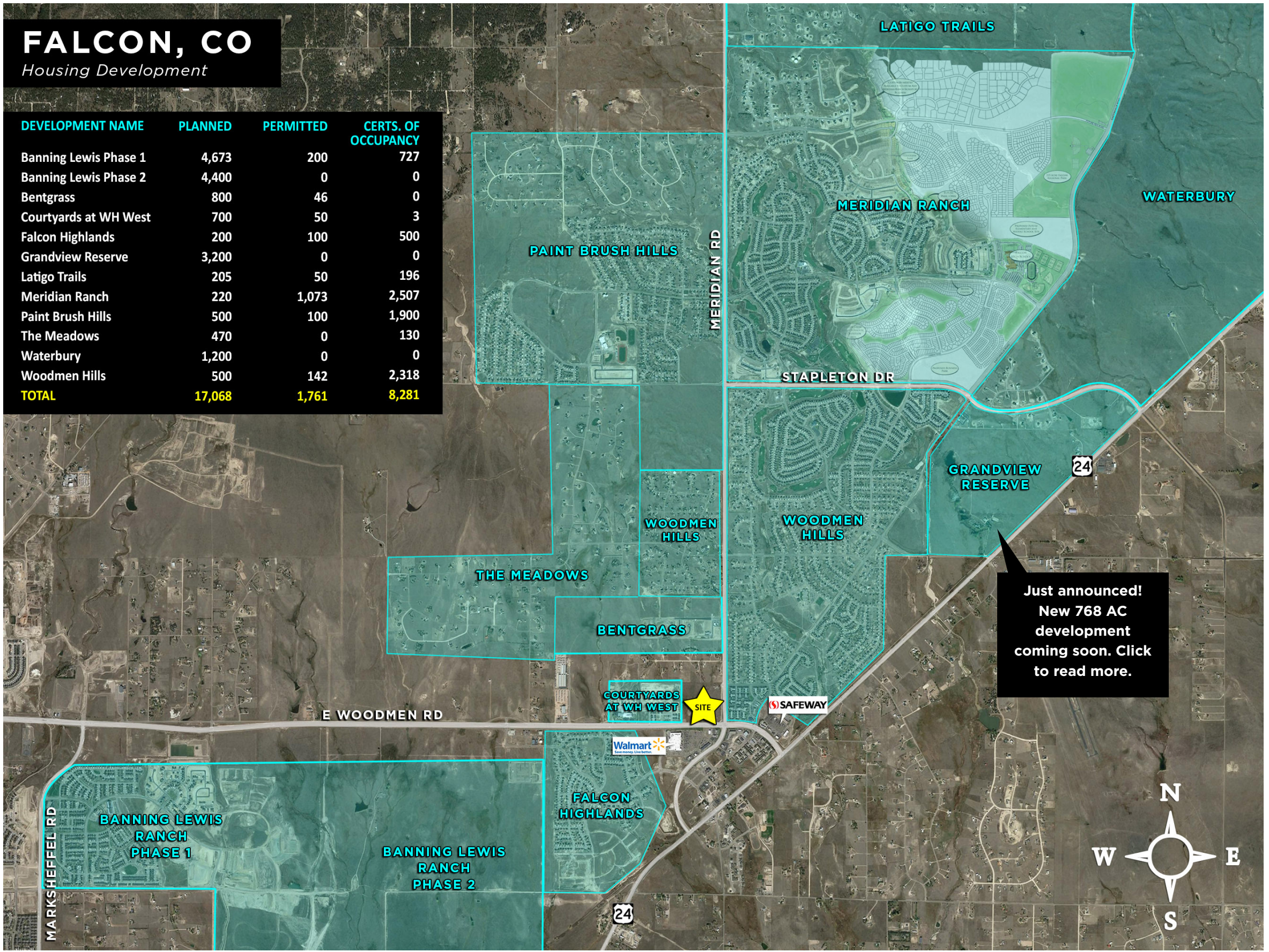


# FALCON MARKETPLACE

NWC E Woodmen Rd & Meridian Rd, Falcon, CO

## FALCON, CO Housing Development

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
Grandview Reserve	3,200	0	0
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>17,068</b>	<b>1,761</b>	<b>8,281</b>



Just announced!  
New 768 AC  
development  
coming soon. Click  
to read more.

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

