



Inline Retail with Drive-Thru

Gateway Investments is an investment entity founded by Northstar Commercial Partners.

Gateway @ Red Village Rocks

City: Golden
County: Jefferson

PROPOSED PROPERTY DETAILS:

2 Buildings	
Total Building Size:	15,275 SF
Max Contiguous:	7,560 SF
Min Divisible:	1,200 SF
Lease Rate:	Negotiable

1-70 & West Colfax (Hwy 40) Golden, CO - Red Rocks Exit



Matt Call
Principal
matt.call@navpointre.com

Heather Taylor
Partner - Brokerage Services
heather.taylor@navpointre.com

Office 720.420.7530
Direct 720.420.7529
Cell 303.956.5781

Office 720.420.7530
Direct 720.420.7528
Cell 720.217.1315

navpoint

REAL ESTATE GROUP
www.navpointre.com

Gateway Village at Red Rocks

Inline Retail with Drive-Thru

18475 West Colfax Golden, CO – I-70 at Hwy 40 -Red Rocks Exit

SOLD

Avalanche Harley Davidson
Open June 19th 2017

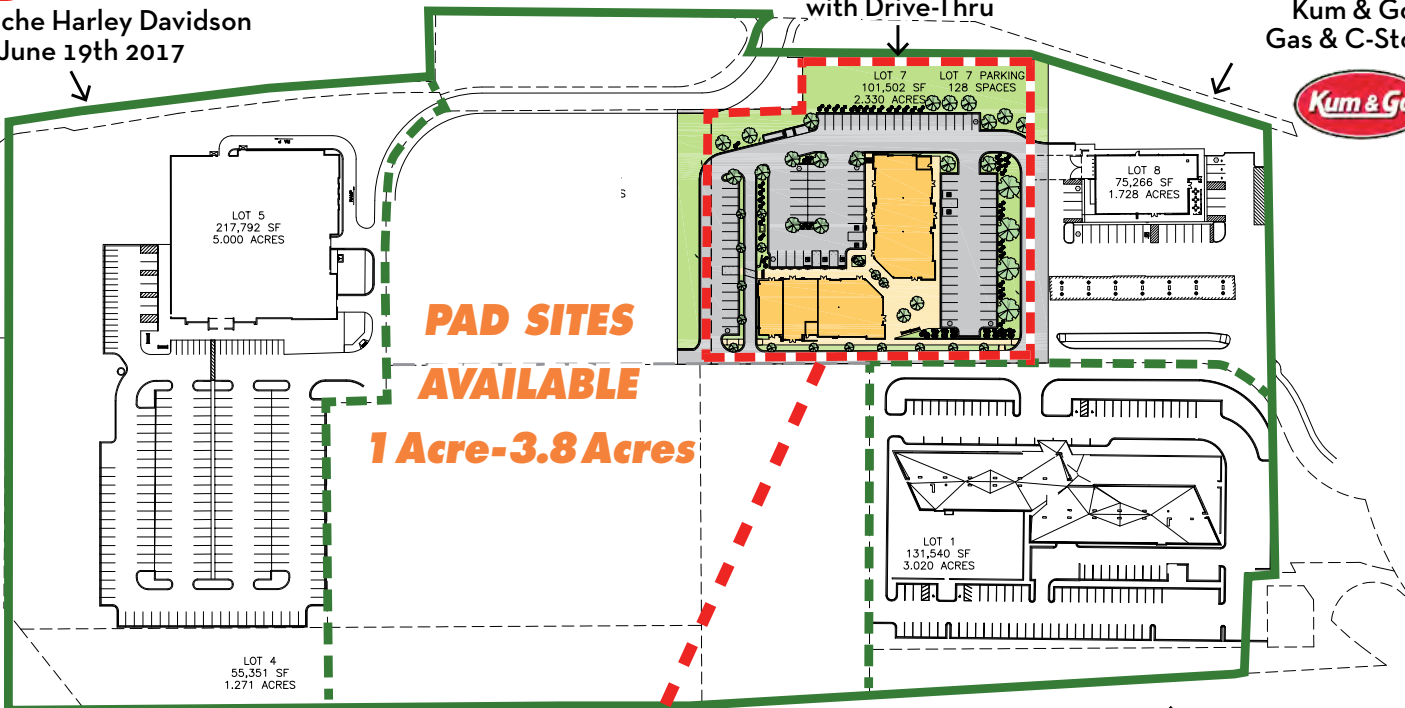


AVAILABLE

Inline Retail
with Drive-Thru

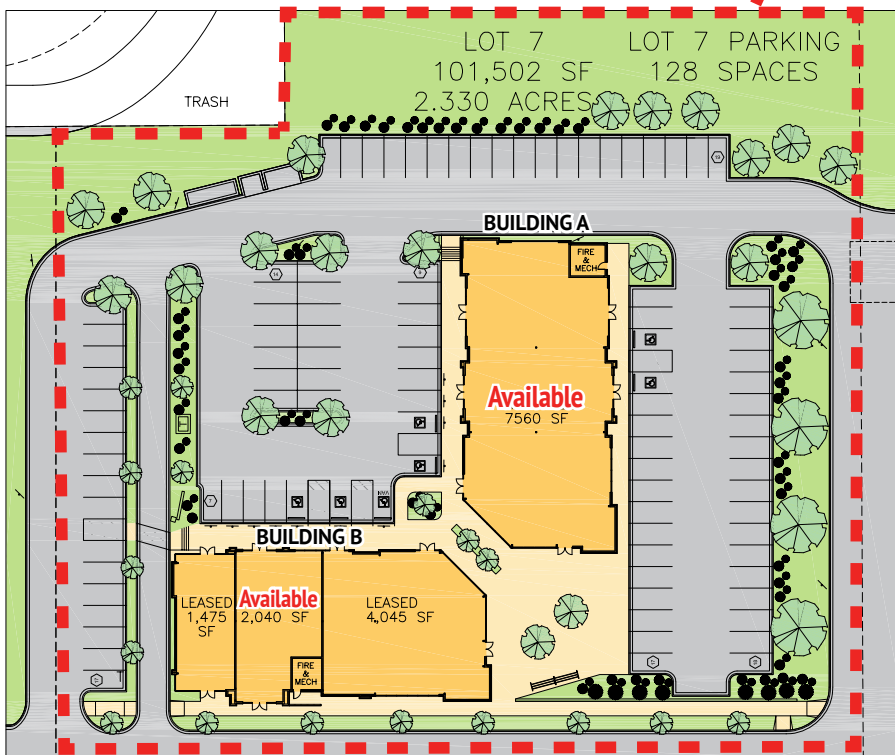
SOLD

Kum & Go
Gas & C-Store



SOLD

Origin Red Rocks Hotel
Under Construction



- Two buildings offering small shop retail space from 1,200-7,560 SF
- Drive-Thru options available
- This proposed site is part of a larger mixed use development with restaurants and hotel
- Adjacent to Dinosaur Ridge Park and Ride
- Tremendous traffic counts with visibility to I-70

Inline Retail with Drive-Thru I-70 at Hwy 40 -Red Rocks Exit

**Gateway
Village
@ Red
Rocks**

Location

Gateway Village is located at I-70 Exit 259 and Hwy. 40, just south of the I-70 and 470 junction. It has high visibility from both routes with extremely high traffic counts.

Adjacent to the Dinosaur Park and Ride lots, the site is approved for convenience & gas, retail, office and many other uses including the "Official Hotel of Red Rocks Amphitheater".

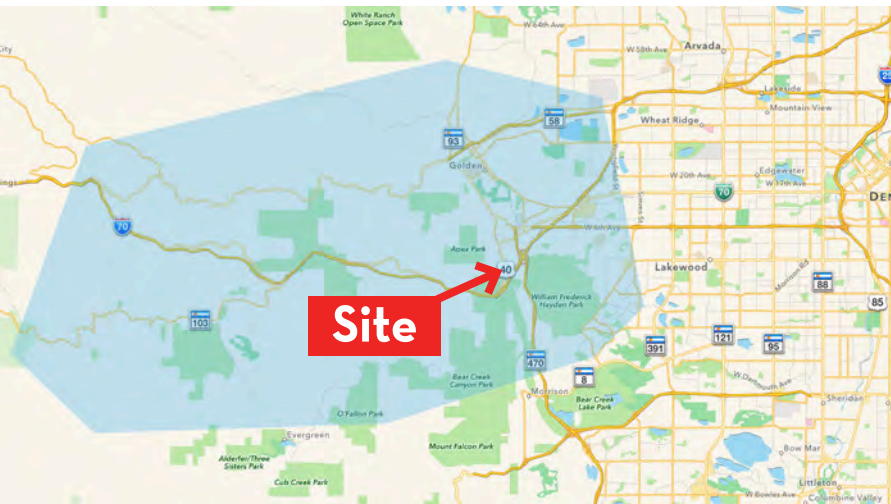
Prime I-70 Location:

- 1 Mile to Heritage Square Amusement Park
- 2 Miles to Downtown Golden
- 3 Miles to Red Rocks
- 3 Miles to Apex Park
- 21 Miles to Downtown Denver



Gateway Village @ Red Rocks

1-70 & West Colfax
(Hwy 40)
Golden, Colorado
Red Rocks Exit



DEMOGRAPHIC & INCOME PROFILE

Polygon Area: 162.78 Square Miles

SUMMARY	Census 2010	2016	2021
Population	85,583	89,059	93,927
Households	35,140	37,374	39,494
Families	21,822	37,374	39,494
Average Household Size	2.30	2.31	2.31
Owner Occupied Housing Units	24,144	24,825	26,214
Renter Occupied Housing Units	10,996	12,549	13,280
Median Age	41.3	42.6	43.6
Household Size	2.4		2.3
Trends 2016-2021 Annual Rate	Area	State	National
Population	1.07%	1.45%	0.84%
Households	1.11%	1.41%	0.79%
Families	1.12%	1.39%	0.72%
Owner HH's	1.09%	1.40%	0.73%
Median Household Income	2.28%	2.71%	1.89%

POPULATION BY AGE	2010	2016	2021
0-4	4.9%	4.5%	4.4%
5-9	5.4%	5.2%	4.8%
10-14	5.5%	5.8%	5.6%
15-19	7.3%	6.7%	6.8%
20-24	7.5%	6.9%	6.0%
25-34	11.2%	12.0%	12.2%
35-44	13.2%	12.0%	11.8%
45-54	17.0%	14.8%	13.4%
55-64	14.8%	15.9%	15.3%
65-74	7.8%	10.1%	12.2%
75-84	4.0%	4.5%	5.6%
85+	1.4%	1.7%	1.9%

RACE & ETHNICITY	2010	2016	2021
White Alone	91.8%	90.6%	89.6%
Black Alone	0.9%	1.1%	1.3%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	2.7%	3.0%	3.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.7%	1.9%	2.1%
Two or More Races	2.2%	2.6%	2.9%
Hispanic Origin (Any Race)	7.6%	8.6%	9.7%

Household By Income	Census 2010		2016	
<\$15,000	2,703	7.2%	2,989	7.6%
\$15,000-\$24,999	2,080	5.6%	1,976	5.0%
\$25,000-\$34,999	2,868	7.7%	2,739	6.9%
\$35,000-\$49,999	4,570	12.2%	4,261	10.8%
\$50,000-\$74,999	6,010	16.1%	4,999	12.7%
\$75,000-\$99,999	4,849	13.0%	5,475	13.9%
\$100,000-\$149,999	6,555	17.5%	7,865	19.9%
\$150,000-\$199,999	3,345	9.0%	4,115	10.4%
\$200,000+	4,395	11.8%	5,076	12.9%
Median Household Income	\$74,804		\$85,951	
Average Household Income	\$109,906		\$119,869	
Per Capita Income	\$46,951		\$51,195	

Inline Retail with Drive-Thru I-70 at Hwy 40 -Red Rocks Exit

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Household Expenditures	Spending Potential Index	Average Amount Spent	Total
Apparel & Services	142	\$2859.77	\$106,881,112
Computer	146	\$253.53	\$9,475,549
Entertainment & Recreation	140	\$4,095.33	\$153,058,719
Pets	136	\$729.45	\$27,262,697
Food	138	\$11,181.39	\$417,893,199
Food at Home	137	\$6,815.41	\$254,719,208
Food Away from Home	141	\$4,365.98	\$163,173,991
Alcoholic Beverages	146	\$749.19	\$28,000,191
Home Mortgage & Basics	145	\$12,392.58	\$463,160,293
Vehicle Payments excluding leases	135	\$2,800.20	\$104,654,532
Gasoline & Motor Oil	134	\$4,131.42	\$154,402,142
Vehicle Maintenance & Repair	139	\$1,440.42	\$53,834,397

Additional Demographic information is available on request.
Source: ESRI

AREA ATTRACTIONS

Annual Visitors




800,000+/-



Coors
Brewery Tour
Cool Facts &
3 FREE BEERS!




Over 125 Annual Events
seating capacity: 28,500



Over 60,000 Annual Visitors



Motocross Park
PRO MOTOCROSS RACING
500 Attendees at 8 Annual Events



Go Karts
Zip Line
RIDES
MINIATURE GOLF
Paddle & Bumper Boats

Annual Visitors to Golden Attraction Destinations

Golden Gate State Park	543,355
Buffalo Bill's Museum	526,900
Coors Brewery Tours	302,650
Colorado Railroad Museum	49,106
Mother Cabrini Shrine	90,000
Jefferson County Nature Center	9,078
Foothills Art Center	30,000
School of Mines Geology Museum	18,000



Red Rocks Amphitheatre

Located 3 miles south of Gateway Village and 10 miles west of Denver, the area of Red Rocks, originally known as the Garden of Angels, has attracted the attention of musical performers since before the turn of the century. The majestic setting of the Amphitheatre, along with the panoramic view of Denver, makes for a breathtaking scene. Red Rocks Amphitheatre is a geological phenomenon - it is the only naturally-occurring, acoustically perfect amphitheatre in the world. With Mother Nature as the architect, the design of the Amphitheatre consists of two, 300-foot monoliths (Ship Rock and Creation Rock) that provide acoustic perfection for any performance. From Sting and The Beatles, to opera stars and U2, every artist aspires to play on this magical, spiritual and emotional stage.



Red Rocks Amphitheatre has approximately 90 events per year, ranging from concerts to graduations, with on average 8,000 attendees.

Red Rocks Park is more than just a beautiful setting for a concert. Surrounded by 868 acres of deer, fossils, pines and prairie, geological wonders and spectacular vistas, it also draws thousands of outdoor enthusiasts. 6,450 feet above sea level, Red Rocks Park is a unique transitional zone where the Great Plains meet the Rocky Mountains. The diverse environment allows visitors to see plants, birds and animals of both regions. Red Rocks offers a variety of recreation options from guided tours, yoga on the rocks, hiking, biking, shopping, dining and a summer concert series.



The Amphitheatre seats up to 9,450 people.

"It's an amazing location. One of the most beautiful concert venues in America...or anywhere. I would hazard a guess that it's one of the most beautiful anywhere."
- Geddy Lee of Rush



The 30,000 square foot Visitor Center houses a full-service restaurant, making this a popular venue for weddings and corporate meetings.



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The West Rail Line

The 12.1 mile light rail line connects Denver's Union Station to Golden's new end-of-line station at the Jefferson County campus, with stops throughout Denver and Lakewood. The frequency is every 15 minutes at the Golden station.



City of Golden

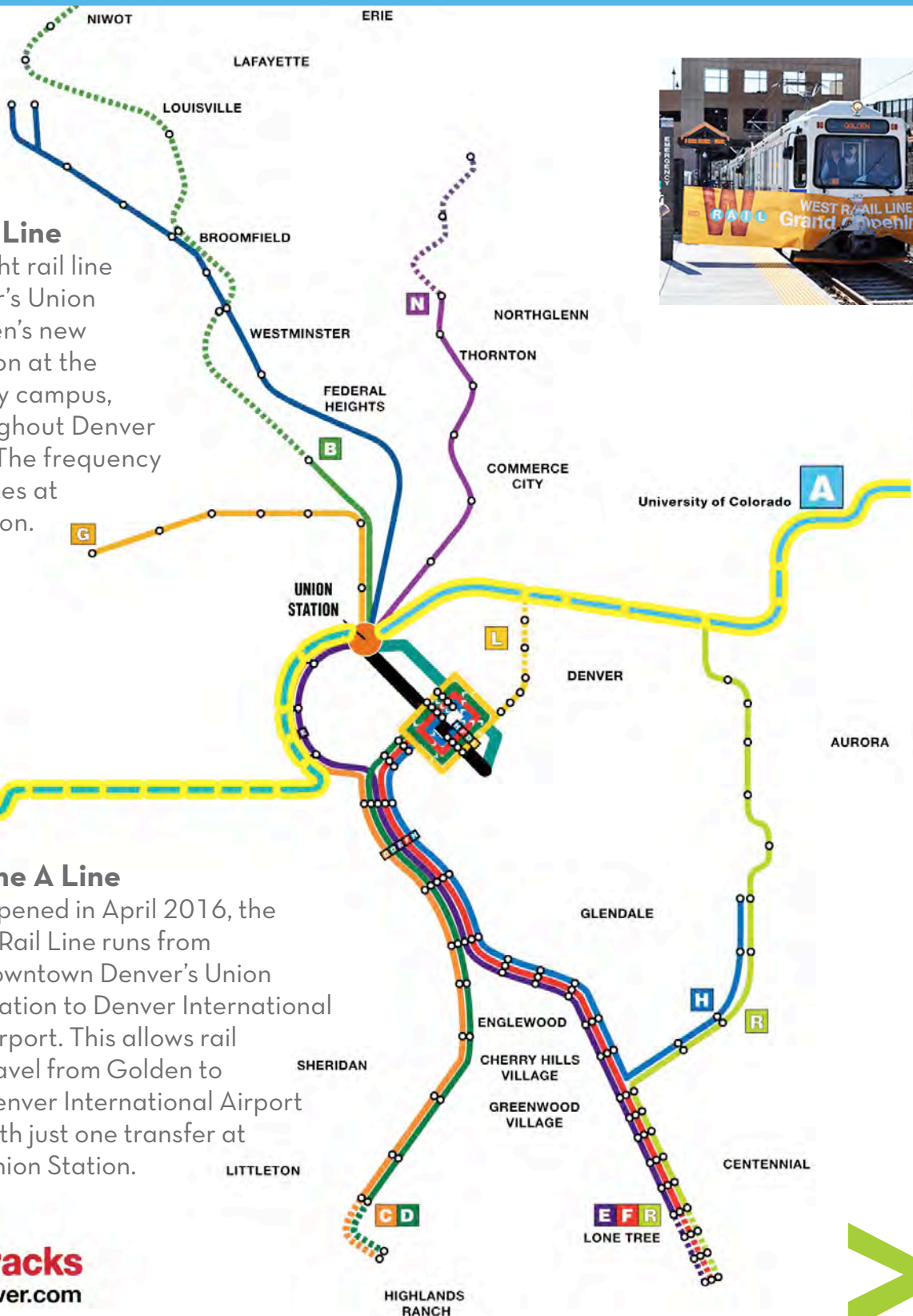


Site



The A Line

Opened in April 2016, the A Rail Line runs from downtown Denver's Union Station to Denver International Airport. This allows rail travel from Golden to Denver International Airport with just one transfer at Union Station.



Golden, Colorado



Golden is a Place to Prosper!

Enjoy an active business community just minutes away from Denver. The City of Golden is committed to providing the highest quality of life and opportunity for its citizens through progressive, responsible, and innovative leadership. One of the primary resources available to provide this quality of life is a healthy local economy.

The City's economic development programs are designed to bolster economic health and opportunity within Golden and the surrounding area for residents and businesses alike.

Golden Colorado is rich with culture, outdoor activities, scenic beauty, thriving businesses, and friendly people, with origins relating to a valuable resource - gold. A small amount of gold discovered in Clear Creek attracted the area's earliest settlers in the mid-19th century and Golden City quickly became an important supply stop for miners seeking their fortunes in the adjacent mountains. Farmers soon discovered the rich soil in the valley, while others discovered coal mining and clay extraction industries utilizing the region's ample natural resources. Golden City became the capital of the Colorado Territory in 1862 and had been elected the capital of the provisional Jefferson Territory. Locals were outraged when neighboring Denver snagged the honor of becoming capital of the newly formed state in 1876, but the loss of name distinction did nothing to dampen Golden's vital growth - business was booming. Today, with the official name of City of Golden, the town continues to thrive and is now home to the Coors Complex. It offers residents and visitors an abundance of recreational, cultural and culinary opportunities. Come live, work and play with us in our modern town with an old west flair!

Denver International Airport is the 15th-busiest airport in the world and the fifth-busiest airport in the United States. With more than 53 million passengers traveling through the airport each year, Denver International Airport is one of the busiest airline hubs in the world's aviation market. The airport is the primary economic engine for the state of Colorado, generating more than \$26 billion for the region annually.

Sources: www.redrocksonline.com, www.wikipedia.com, www.cityofgolden.net, <http://colleges.usnews.rankingsandreviews.com>

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.



Colorado School of Mines is a public research university long known for its excellent, accredited academic programs in engineering and applied sciences. It has distinguished itself by developing a curriculum and research program geared towards responsible stewardship of the earth and its resources. Its mission is to enhance understanding of the earth, energy and the environment. Colorado School of Mines's ranks 75 in the 2016 edition of *Best Colleges: National Universities* category.

Call-n-Ride

The City of Golden's Community Call-n-Ride bus operates a flexible route that links the Golden end-of-line rail station to downtown Golden and back (see map).

Bus service runs every half hour at scheduled stops, but reservations may also be made to have the bus pick you up within the Call-n-Ride boundaries.

The bus has proven highly successful, and a third bus was added to the route in 2014. In addition, the flex route was recently expanded to include King Soopers, Bell Middle School, and all the other businesses and apartments along the way.

