



Best Western Hotel Scheduled for Completion in Spring 2010.



GREEN IS IN

**UP TO 200,000 SF
FOR SALE/LEASE**

**SALE INFORMATION
FOR PAD SITES**

Size: 0.5 Acres
Up to 8 Acres
Available

Price: From \$16/SF - \$35/SF

LEASE INFORMATION

Total SF: Up to 200,000

Minimum SF: 1,000

Maximum SF: TBD

Term: 3 - 10 Years

Rate: Negotiable

COMMENTS

- **Best Western Hotel is the Official Hotel of Red Rocks Amphitheatre.**
- Brand New Retail Center Anchored by Best Western Hotel (2009).
- Green Building Project. Hotel to Have Silver LEED® Certification.
- Strong Retail Presence in surrounding area with National Credit Tenants.
- Variable Size Pad Sites Available.
- **Seller Financing Available.**
- For More Information, Please visit: www.GatewayDinoRidge.com

DEMOGRAPHICS

Average HH Income:

Population:

Daytime Population:

Consumer Spending:

Traffic Counts:

3 MILES

\$80,418

27,491

15,021

\$647,984

I-70/Morrison Road - 89,200 (Weekdays) - 180,000 - 200,000 (Weekends).

5 MILES

\$83,380

88,979

57,587

\$2,168,396



COLLIERS BENNETT & KAHNWEILER, INC

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AVAILABILITY - FOR SALE

PARCEL NUMBER	SITE SIZE	PRICE PER SF
1	3.00 Acres	SOLD
2	1.29 Acres	\$22.00/SF
3	1.90 Acres	\$20.00/SF
4	1.10 Acres	SOLD
5	2.80 Acres	\$28.00/SF
6	2.73 Acres	\$30.00/SF
7	1.65 Acres	SOLD
8	1.12 Acres	SOLD

Custom Site Sizes Available

Gateway Village Development Group

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INTERNATIONAL

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