

TOWER CENTER

GYPSUM, CO

Location: Between US Route 6 between Gypsum and Eagle exits on I-70
Gypsum, CO

Size: 121 Multi Use Site
47 Acres Residential
74 Acres Commercial Retail
458,000 square feet GLA

2005 Demographics:	Trade Area	15 Mile	20 Mile	25 Mile
Population	52,813	15,004	27,152	60,456
Households	34,867	5,851	10,845	24,821
Average Income	\$94,326	\$91,691	\$98,030	\$91,882

Key Points:

- Only Commercially Zoned site for traditional big box retail in Eagle County
- Costco shadow anchor
- Visibility from Interstate 70
- Accessibility from either Gypsum or Eagle exits off I-70 via US Route 6
- Explosive home growth in Eagle River Valley as residents and second home owners continue to move “down valley” for value and convenience.

Developer: Next Realty Development, LLC
1750 Old Meadow Road, Suite 250
McLean, VA 22102

Richard Kabat (703) 442-4500

Leasing: Legend Retail Group
5150 E. Yale Circle, Suite 400
Denver, CO 80231

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