

**\$1.3  
MIL**



- \* Class "A" business building with 7 offices.
- \* Reception and nice kitchen area.
- \* All offices have a door out to a patio
- \* Beautiful mountain views to the South
- \* High ceilings
- \* Natural light
- \* 24-hour access to building
- \* Lower floor has 2 Suite. Floor plan is referencing one.

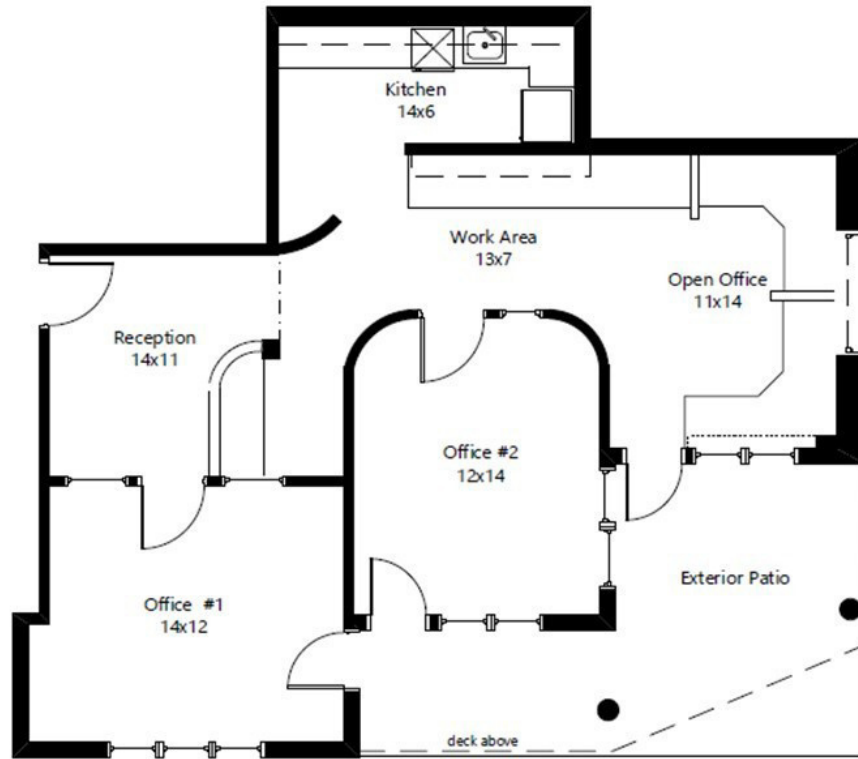
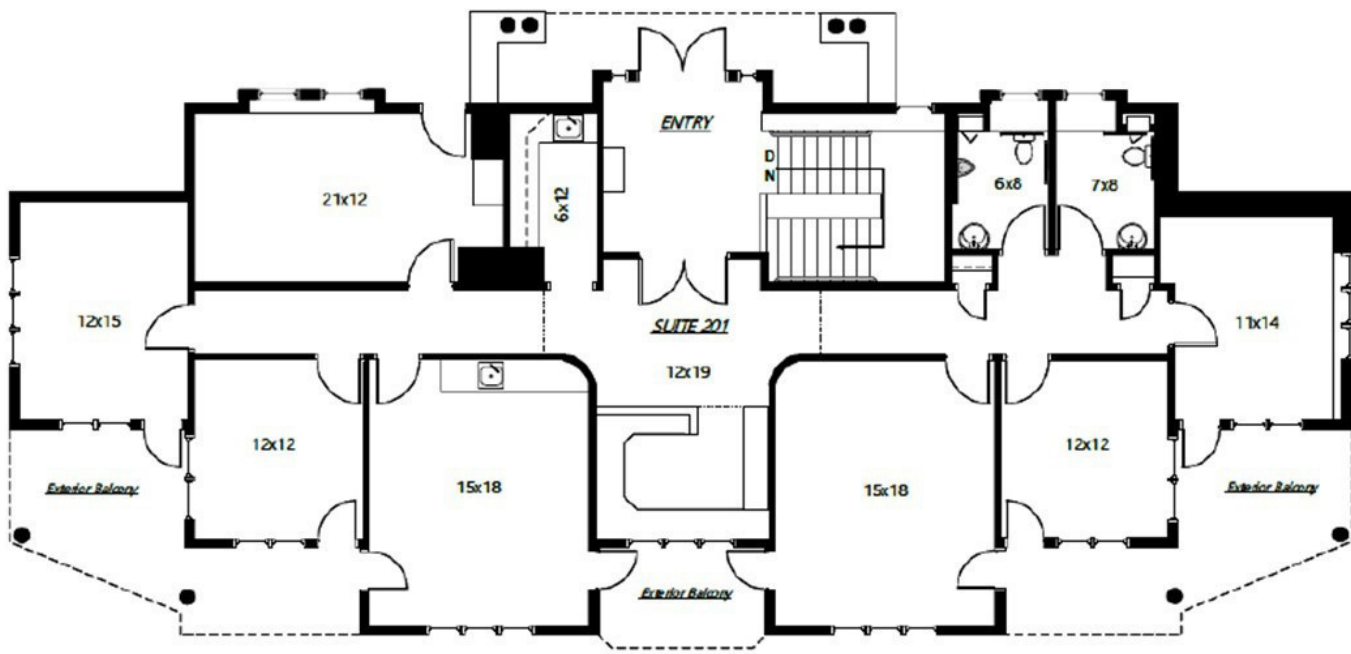
**5,371 SF**  
**Price/SF \$242.04**  
**1.15 Acres**  
**Built 2004**  
**Zoned Office**



**COMMERCIAL OFFICE BUILDING EVERGREEN COLORADO**

**ORSON HILL  
REALTY**

# Full Floor Plan—Upper Level



## Example Suite (1 of 2) —Lower Level

ORSON HILL  
REALTY



Danny@OrsonHillRealty.com  
FoothillsRealProperty.com  
OrsonHillRealty.com  
30792 Southview Drive #110  
Evergreen, CO 80439

**Danny Skelly**  
Managing Broker/Owner  
**303-503-8793**  
(o)303-835-9895

ORSON HILL  
REALTY





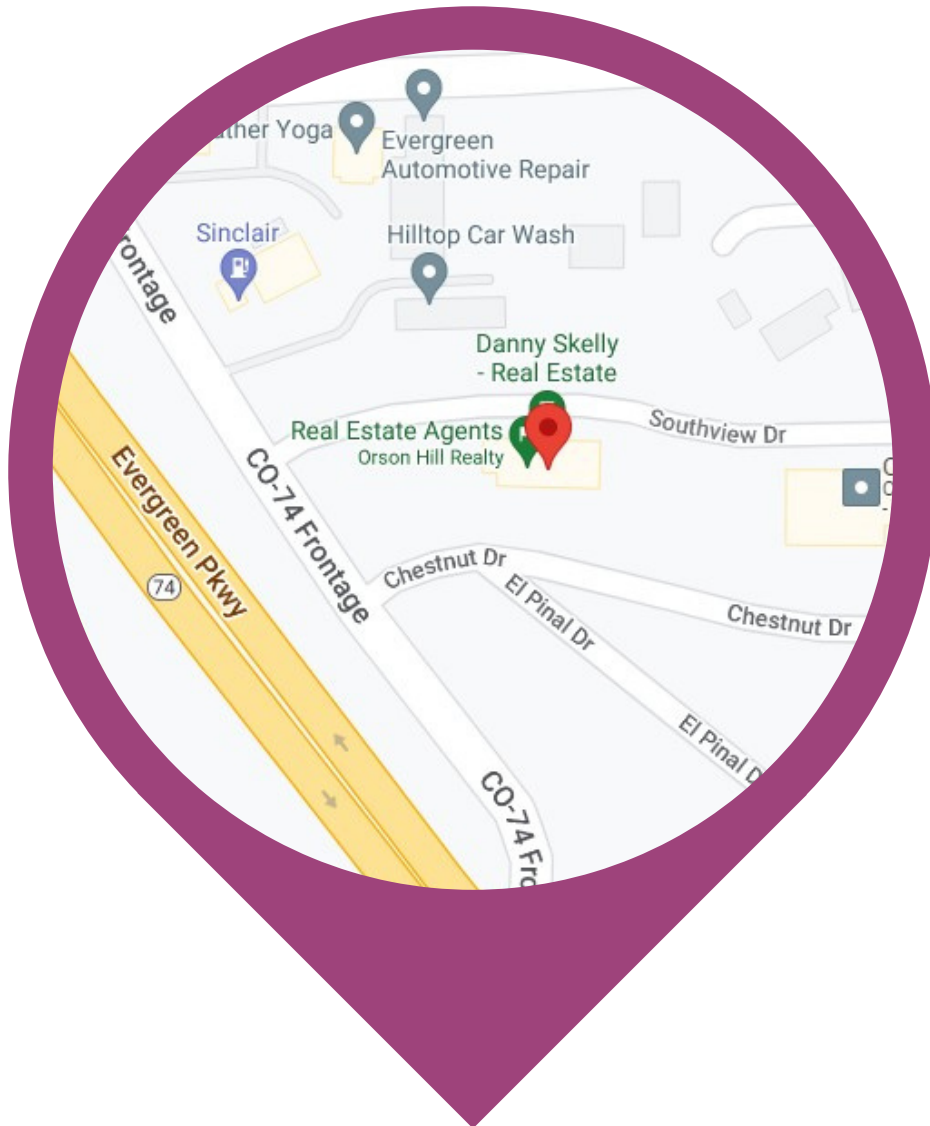


For information call: 303-503-8793





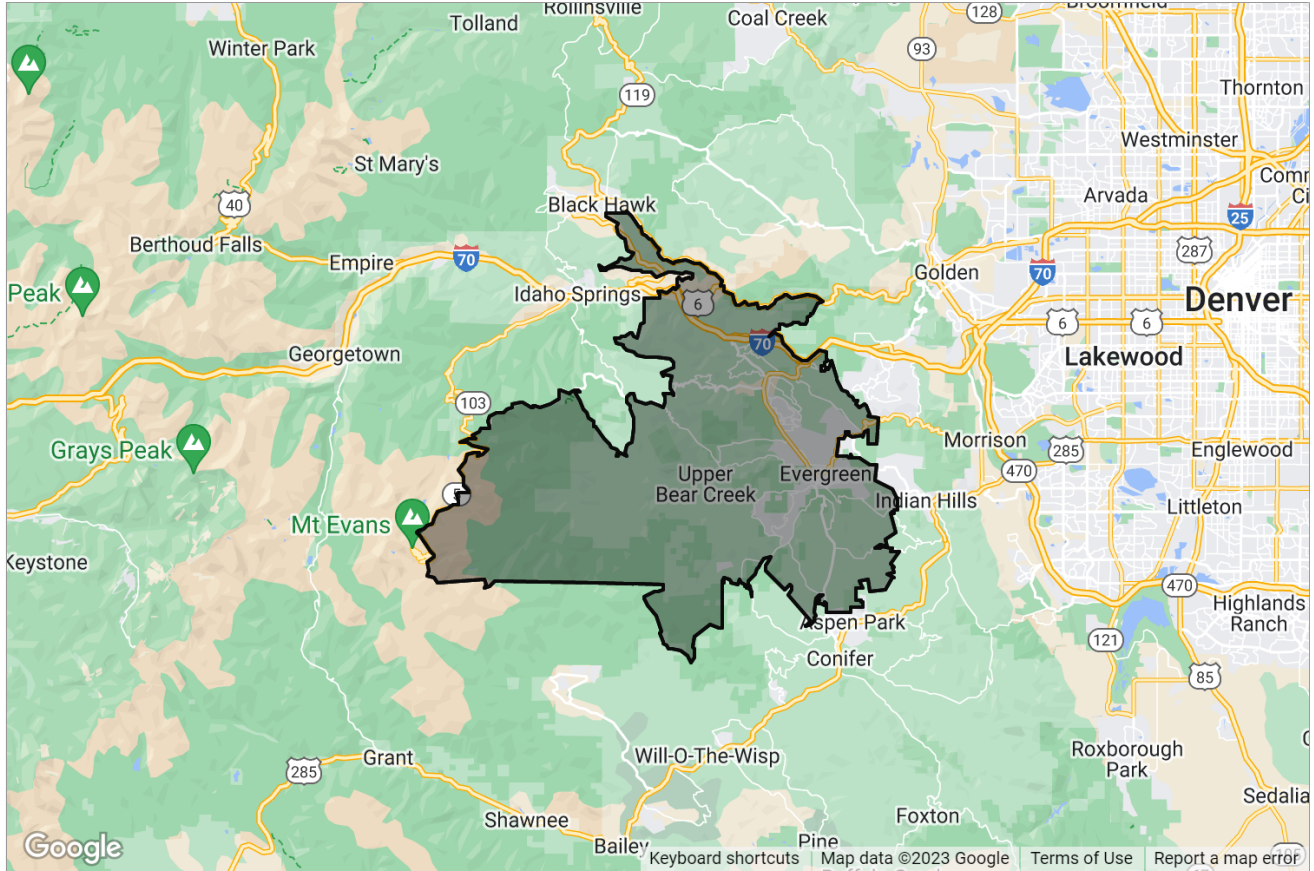






COMMERCIAL TRADE AREA REPORT

# Evergreen, CO 80439



Presented by

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evergreen, CO 80439



## Criteria Used for Analysis

2021 Income (Esri):  
Median Household  
Income  
**\$117,951**

2021 Age: 5 Year Increments  
(Esri):  
Median Age  
**50.3**

2021 Key Demographic  
Indicators (Esri):  
Total Population  
**25,586**

2021 Tapestry Market Segmentation  
(Households):  
1st Dominant Segment  
**Savvy Suburbanites**

## Consumer Segmentation

## Life Mode

What are the  
people like that  
live in this area?

## Affluent Estates

Established wealth--educated, well-travelled  
married couples

## Urbanization

Where do people  
like this usually  
live?

## Suburban Periphery

Affluence in the suburbs, married couple-families,  
longer commutes

Top Tapestry  
Segments

	Savvy Suburbanites	Top Tier	Exurbanites	In Style	Silver and Gold
% of Households	4,447 (42.6%)	2,351 (22.5%)	1,653 (15.8%)	1,191 (11.4%)	428 (4.1%)
% of Jefferson County	33,836 (14.0%)	5,604 (2.3%)	14,935 (6.2%)	12,041 (5.0%)	428 (0.2%)
Lifestyle Group	Affluent Estates	Affluent Estates	Affluent Estates	GenXurban	Senior Styles
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Metro Cities	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family or Seasonal
Household Type	Married Couples	Married Couples	Married Couples	Married Couples Without Kids	Married Couples Without Kids
Average Household Size	2.82	2.82	2.47	2.33	2.02
Median Age	45.8	48.2	52.1	42.7	64.6
Diversity Index	38.8	40.2	37.4	42.4	25.9
Median Household Income	\$119,200	\$191,000	\$112,200	\$81,500	\$81,100
Median Net Worth	\$694,900	\$1,460,200	\$688,100	\$223,400	\$507,800
Median Home Value	\$402,700	\$881,000	\$481,100	\$298,100	\$434,200
Homeownership	91.1 %	90.4 %	85.8 %	69.7 %	86.1 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Grad/Prof Degree	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree
Preferred Activities	They like to cook and prefer natural or organic products. . Pursue a number of sports, from skiing to golf.	Shop at high-end retailers . Frequent vacations that spare no expense.	Gardening and home improvement are priorities . Active in their communities.	Support arts, concerts, theaters, museums . Prefer organic foods, grow their own vegetables.	Pursue the luxuries that well-funded retirement affords . Maintain a regular exercise regimen.
Financial	Not afraid of debt	Hire financial advisers	Rely on financial planners and extensive reading	Variety of investments often managed by a financial planner	Draw retirement income
Media	Well-connected and use technology to stay current	Consider the Internet, radio, and newspapers as key media sources	Well-connected and use the internet to stay current	Connected and knowledgeable via smartphones	Avid readers of newspapers, magazines and books
Vehicle	Prefer late model, family-oriented vehicles:	Purchase or lease luxury cars, preferably imports.	Choose late-model luxury cars, SUVs	Partial to late model SUVs and compact SUVs	Prefer luxury cars, SUVs, convertibles



## About this segment

## Savvy Suburbanites

This is the

#1

dominant segment  
for this area

In this area

42.6%

of households fall  
into this segment

In the United States

3.0%

of households fall  
into this segment

## An overview of who makes up this segment across the United States

## Who We Are

Savvy Suburbanites residents are well educated, well read and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

## Our Neighborhood

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets. Married couples with no children or older children; average household size is 2.85. 91% owner occupied; 66% mortgaged. Primarily single-family homes, with a median value of \$362,900. Low vacancy rate at 3.8%.

## Socioeconomic Traits

- Education: 50.6% college graduates; 77.6% with some college education. Higher labor force participation rate at 67.9% with proportionately more 2-worker households at 62.2%. Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating. Informed shoppers that do their research prior to purchasing and focus on quality.

## Market Profile

- Residents prefer late model, family-oriented vehicles: SUVs, minivans, and station wagons. Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting. There is extensive use of housekeeping and personal care services. Foodies: They like to cook and prefer natural or organic products. These investors are financially active, using a number of resources for informed investing. They are not afraid of debt; many households carry first and second mortgages, plus home equity credit lines. Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.



## About this segment

## Top Tier

This is the

#2

dominant segment  
for this area

In this area

22.5%

of households fall  
into this segment

In the United States

1.7%

of households fall  
into this segment

## An overview of who makes up this segment across the United States

## Who We Are

Consumers in Top Tier, Tapestry's wealthiest market, earn more than three times the average U.S. household income. They have the purchasing power to indulge any choice. Aside from expenses for the upkeep of their lavish homes, consumers select upscale salons, spas and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of more than \$1.5 million and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

## Our Neighborhood

- Married couples without children or married couples with older children dominate this market. Housing units are owner occupied with the highest home values and above average use of mortgages. Neighborhoods are older and located in the suburban periphery of the largest metropolitan areas, especially along the coasts.

## Socioeconomic Traits

- Top Tier is a highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income, primarily from wages and salary, but also self-employment income and investments. These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products. Socially responsible consumers who aim for a balanced lifestyle, they are goal oriented and hardworking but make time for their kids or grandkids and maintain a close-knit group of friends. These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources. They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.

## Market Profile

- Purchase or lease luxury cars with the latest trim, preferably imports. Contribute to arts/cultural organizations, educational and social groups, as well as NPR and PBS. Use every service from property and garden maintenance and professional housekeeping to contracting for home improvement or maintenance projects. Consumers spend money on themselves; they frequently visit day spas and salons, use dry cleaning services, and exercise at exclusive clubs. Near or far, downtown or at the beach, they regularly visit their lavish vacation homes. When at home, their schedules are packed with lunch dates, book club meetings, charity dinners, classical music concerts, opera shows, and visits to local art galleries. Mostly shop at high-end retailers such as Nordstrom (readily paying full price), as well as Target, Kohl's, Macy's, and Bed Bath & Beyond, and online at Amazon.com. At their level of spending, it makes sense to own an airline credit card. They make several domestic and foreign trips a year for leisure and pay for every luxury along the way, a room with a view, limousines, and rental cars are part of the package.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.



## About this segment

### Exurbanites

This is the

**#3**

dominant segment  
for this area

In this area

**15.8%**

of households fall  
into this segment

In the United States

**1.9%**

of households fall  
into this segment

## An overview of who makes up this segment across the United States

### Who We Are

Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

### Our Neighborhood

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets. A larger market of empty nesters, married couples with no children; average household size is 2.50. Primarily single-family homes with a high median value of \$423,400, most still carrying mortgages. Higher vacancy rate at 9%.

### Socioeconomic Traits

- Residents are college educated; more than half have a bachelor's degree or higher; nearly 81% have some college education. This labor force is beginning to retire. 1 in 3 households currently receive Social Security or retirement income. Labor force participation has declined to less than 60%. More of the residents prefer self-employment or working from home. Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style. Exurbanites residents are well connected, using the Internet for everything from shopping to managing their finances. Sociable and hardworking, they still find time to stay physically fit.

### Market Profile

- Exurbanites residents' preferred vehicles are late model luxury cars or SUVs. Active supporters of the arts and public television/radio. Attentive to ingredients, they prefer natural or organic products. Gardening and home improvement are priorities, but they also use a number of services, from home care and maintenance to personal care. Financially active with wide-ranging investments, these investors rely on financial planners, extensive reading, and the Internet to handle their money.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.



## About this segment

## In Style

This is the

#4

dominant segment  
for this area

In this area

11.4%

of households fall  
into this segment

In the United States

2.2%

of households fall  
into this segment

## An overview of who makes up this segment across the United States

## Who We Are

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

## Our Neighborhood

- City dwellers of large metropolitan areas. Married couples, primarily with no children or single households; average household size at 2.35. Home ownership average at 68%; nearly half, 47%, mortgaged. Primarily single-family homes, in older neighborhoods (built before 1980) with a mix of town homes and smaller (5 –19 units) apartment buildings. Median home value at \$243,900. Vacant housing units at 8.6%.

## Socioeconomic Traits

- College educated: 48% are graduates; 77% with some college education. Higher labor force participation rate is at 67% with proportionately more 2-worker households. Median household income of \$73,000 reveals an affluent market with income supplemented by investments and a substantial net worth. Connected and knowledgeable, they carry smartphones and use many of the features. Attentive to price, they use coupons, especially mobile coupons.

## Market Profile

- Partial to late model SUVs: compact SUVs are gaining popularity. Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired. Prefer organic foods, including growing their own vegetables. Financially active, own a variety of investments often managed by a financial planner. Meticulous planners, both well insured and well invested in retirement savings. Generous with support of various charities and causes. Actively support the arts, theater, concerts, and museums.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.

## About this segment

## Silver and Gold

This is the

#5

dominant segment  
for this area

In this area

4.1%

of households fall  
into this segment

In the United States

0.8%

of households fall  
into this segment

## An overview of who makes up this segment across the United States

## Who We Are

Almost the oldest senior market, Silver and Gold is the most affluent. The affluence of Silver and Gold has afforded the opportunity to retire to sunnier climates that feature exclusive communities and vacation homes. These consumers have the free time, stamina, and resources to do what they enjoy. This market is smaller but growing.

## Our Neighborhood

- Residents of Silver and Gold prefer a more bucolic setting, but close to metropolitan cities. Predominantly single-family, owner-occupied homes that have a median value of \$385,700. Neighborhoods include seasonal or vacation homes, reflected in the high vacancy rate of 43%. Mostly older married couples with no children, average household size is 2.03.

## Socioeconomic Traits

- 47% have college degree(s). Primarily retired, but many still active in the labor force, participation rate of 41%. Self-employment is the highest across all Tapestry markets. More than half of the households receive income from wages/salaries, Social Security, or investments, many drawing retirement income. Connected, but primarily to get news and track investments, more likely to own an e-reader or tablet than a smartphone.

## Market Profile

- Partial to luxury cars or SUVs; highest demand market for convertibles. Active seniors that maintain a regular exercise regimen and pay attention to healthier eating habits. Pursue the luxuries that well-funded retirement affords: an active social life, travel, hobbies, and sports (especially golf and boating) and liberal use of home maintenance services to minimize chores. Avid readers of newspapers, magazines (sports and travel), and books (audio, e-readers, or tablets). Generous supporters of charitable organizations.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2021. Update Frequency: Annually.



## Evergreen, CO 80439: Population Comparison

### Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



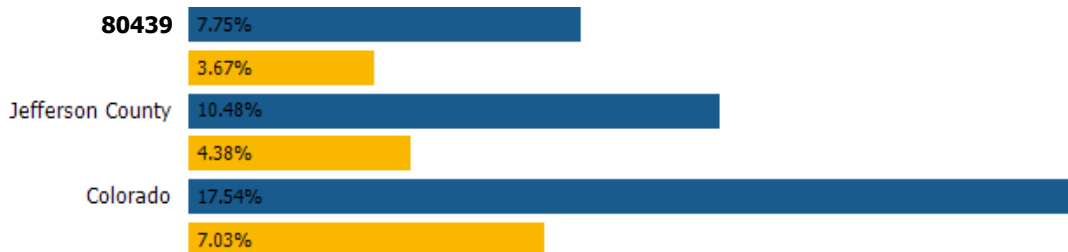
### Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2021, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 80439



## Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



## Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



## Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



## Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually





## Evergreen, CO 80439: Age Comparison

### Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



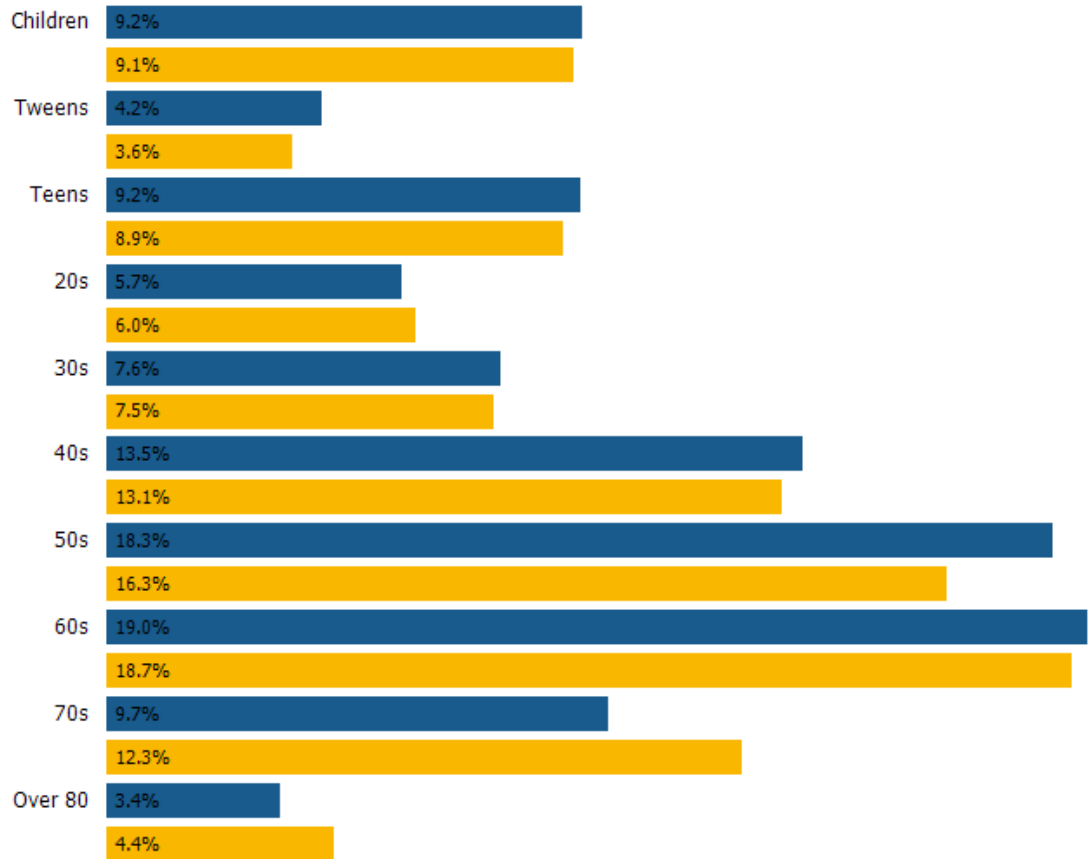
### Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



## Evergreen, CO 80439: Marital Status Comparison

### Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually





## Evergreen, CO 80439: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

■ 2021  
■ 2025 (Projected)



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

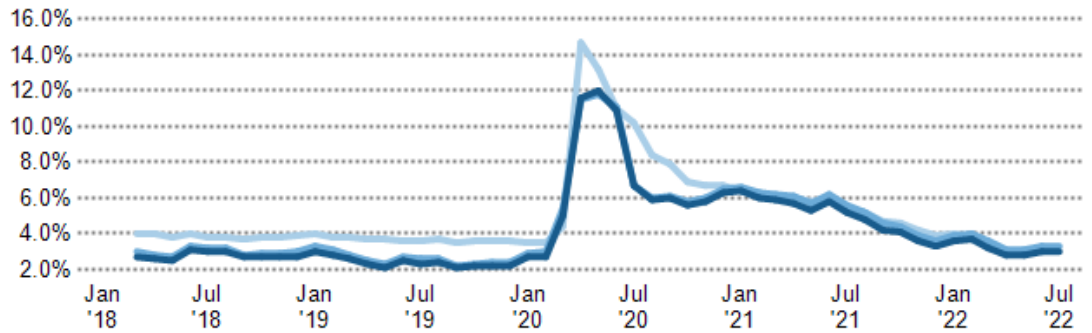


## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

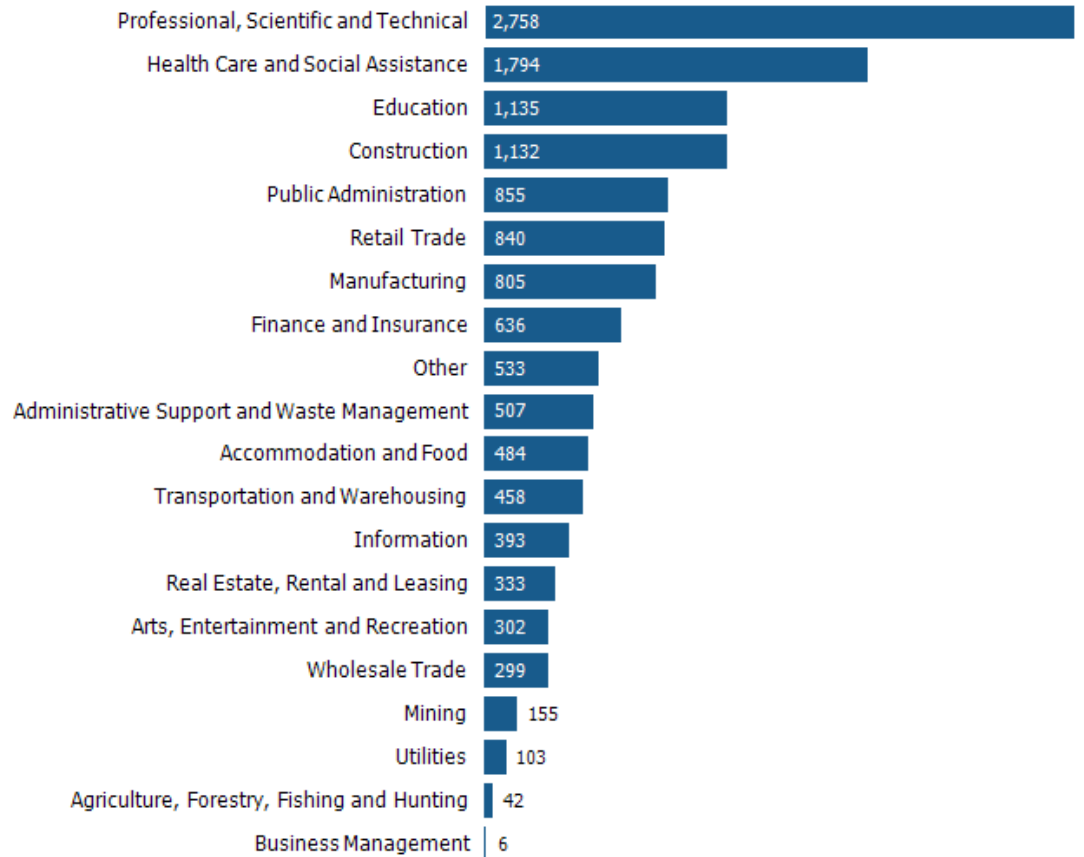


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2021

Update Frequency: Annually





## Evergreen, CO 80439: Education Comparison

### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



### Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually



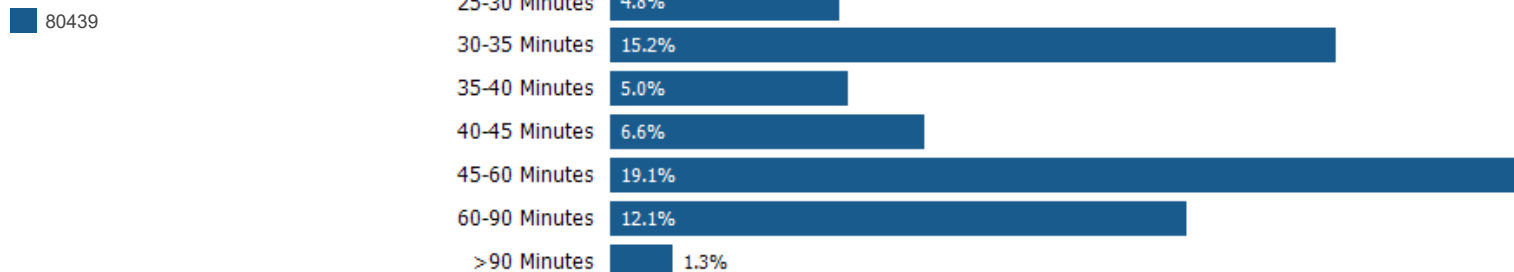
## Evergreen, CO 80439: Commute Comparison

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

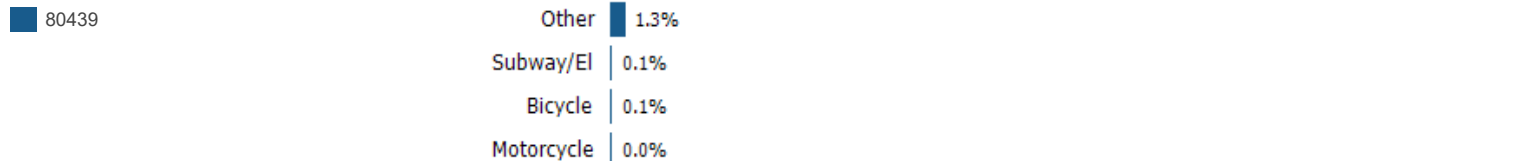


### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually





## Evergreen, CO 80439: Home Value Comparison

### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



### 12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



### Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly



### 12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly



## A map of the Denver, Colorado area. The map shows the city of Denver and surrounding suburbs like Lakewood, Englewood, and Golden. A large, dark green shaded region in the northwestern part of the map represents a specific area of interest. Within this shaded region, three purple triangles are marked and numbered 1, 3, and 4. Triangle 1 is located near the town of Indian Hills. Triangles 3 and 4 are located further west, near the town of Evergreen. The map also shows major highways like I-70, I-25, and US-6, as well as various peaks like Grays Peak and Pettingell Peak. The map is credited to Google and includes a copyright notice for 2023.

Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

**2022 Est. daily traffic counts**

Street: **070A**  
Cross: **Spring Ranch Ln**  
Cross Dir: **NE**  
Dist: **0.34 miles**

## Historical counts

Year	Count	Type
------	-------	------

### 2020 Est. daily traffic counts

Street: **I 70;US 40**  
Cross: **Spring Ranch Ln**  
Cross Dir: **NE**  
Dist: **0.34 miles**

## Historical counts

Year	Count	Type
------	-------	------

2019 ▲ 74,000 AADT

**2022 Est. daily traffic counts**

Street: I- 70  
Cross: Hwy 40  
Cross Dir: SE  
Dist: 0.38 miles

## Historical counts

Year	Count	Type
------	-------	------

**2022 Est. daily traffic counts**

Street: -  
Cross: -  
Cross Dir: -  
Dist: -

## Historical counts

Year	Count	Type
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2018 ▲ 46,690 AADT

**2022 Est. daily traffic counts**

Street: **I- 70**  
Cross: **Co Rd 65**  
Cross Dir: **W**  
Dist: **0.62 miles**

## Historical counts

Year	Count	Type
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2017 ▲ 46,538 ADT

2016 ▲ 46,094 ADT

2015 ▲ 43,252 ADT

2013 ▲ 47,000 AADT

2011 ▲ 43,500 ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)