



**ERIE TOWN CENTER**  
FOUR CORNERS

Presented by:

**market**  
REAL ESTATE



**1,750 TO 30,000 SF  
RETAIL / FLEX / OFFICE &  
RESTAURANT SPACES**

**500+ RESIDENTIAL UNITS  
IN WALKING DISTANCE**

**2025 ARRIVAL**

**RETAIL / FLEX / OFFICE SPACE FOR LEASE AND FOR SALE**  
**THE PULL OF POSSIBILITY**



**ERIE, COLORADO**

Experience the pull of Erie's new dynamic lifestyle district for retail, work, and recreation. Erie Town Center Four Corners, located on the SW corner of Erie Parkway and County Line Road, brings over 95,000 SF of (much needed) retail, restaurant, flex, and office space to the heart of Erie for small businesses, start-ups, and established brands alike. An outdoor promenade, event space, walkable amenities, and 500+ new residential units, including live-work opportunity, make this Erie's new center of gravity.

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Town Center Website





## COMMERCIAL SITE PLAN

TYPE	TOTAL SF
RETAIL/FLEX	48,500
OFFICE	31,500
RESTAURANT	5,000
MEDICAL/WELLNESS	12,000
<b>TOTAL</b>	<b>97,000</b>

Erie Town Center Four Corners is an essential part of the larger Town Center development, which will create a new geographic center in the Town of Erie and provide a unique, marketable destination. As a highly amenitized, walkable community, Four Corners will accommodate a wide range of experiences, including recreation, retail, work, and entertainment. The array of potential experiences is supported by the flexibility in the site design that enables varied programming and spaces fitted for multipurpose activation. Commercial spaces are both for sale and for lease with flexible footprints.







# ERIE TOWN CENTER

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Town Center Website











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**LOCATION, LOCATION**



COUNTY LINE RD

ERIE PARKWAY

I-25  
6 MINUTES



FUTURE GROCER-ANCHORED RETAIL CENTER

ERIE RECREATION CENTER & LIBRARY

BOULDER  
20 MINUTES

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**COMMUNITY PROFILE**

**Town of Erie**

2023 COMMUNITY PROFILE

Situated in the heart of Colorado's major economic and population centers and in close proximity to worldclass research and academic institutions, Erie is a full-service community that provides state-of-the-art infrastructure and support to our corporate and retail business partners.



The Town of Erie is located in Boulder and Weld counties, just west of I-25 for easy access to I-70, Denver International Airport (DEN), and Colorado's entire Front Range. Erie's planning area spans 48 square miles extending from the north side of State Highway 52 south to State Highway 7, and between US 287 on the west and Interstate 25 to the east.



- 35 Minutes to DEN Airport
- 25 Minutes to Denver
- 20 Minutes to Boulder

**ERIE AT A GLANCE**

Population - 2021	34,828
Median Age	37.1
Median Household Income	\$125,353
Planning Area Square Miles	48
Incorporated Square Miles	20.77
Acres of Parks & Open Space	1,500
Budget - 2022	\$116,796,793
Population Estimate - 2028	40,966
Number of Households	11,882

**2022 Town of Erie Mill Levies:**

General Operating Funds	7.288
Trails & Natural Areas Acquisition	4.000
Erie Community Center Construction Bond	2.241
Public Safety Building Construction Bond	0.380
<b>Total</b>	<b>13.909</b>

**Services**

Police, Water, Sewer, Street, Storm Drainage, Airport, Parks, Recreation, Open Space

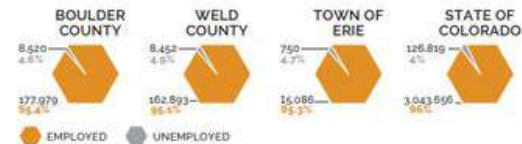
**POPULATION & GROWTH**



11,882 HOUSEHOLDS IN THE ERIE

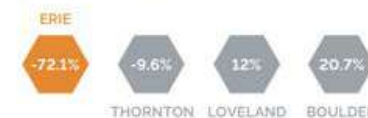


**LABOR FORCE**



RESIDENTS WITH A BACHELORS DEGREE OR HIGHER

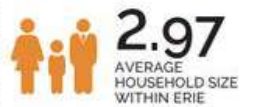
**RETAIL LEAKAGE/SURPLUS**



**NOTABLE GAPS FOR ERIE**



**COMMUNITY**



MEDIAN HOUSEHOLD INCOME 2022



**\$85,512**  
DENVER METRO

**+58%**



**\$149,049**  
ERIE, CO









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**LET'S CONNECT**

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