

# The Shoppes at Eagle Ridge

SWC of Stephen D. Hogan Pkwy & Picadilly Rd

Aurora, Colorado





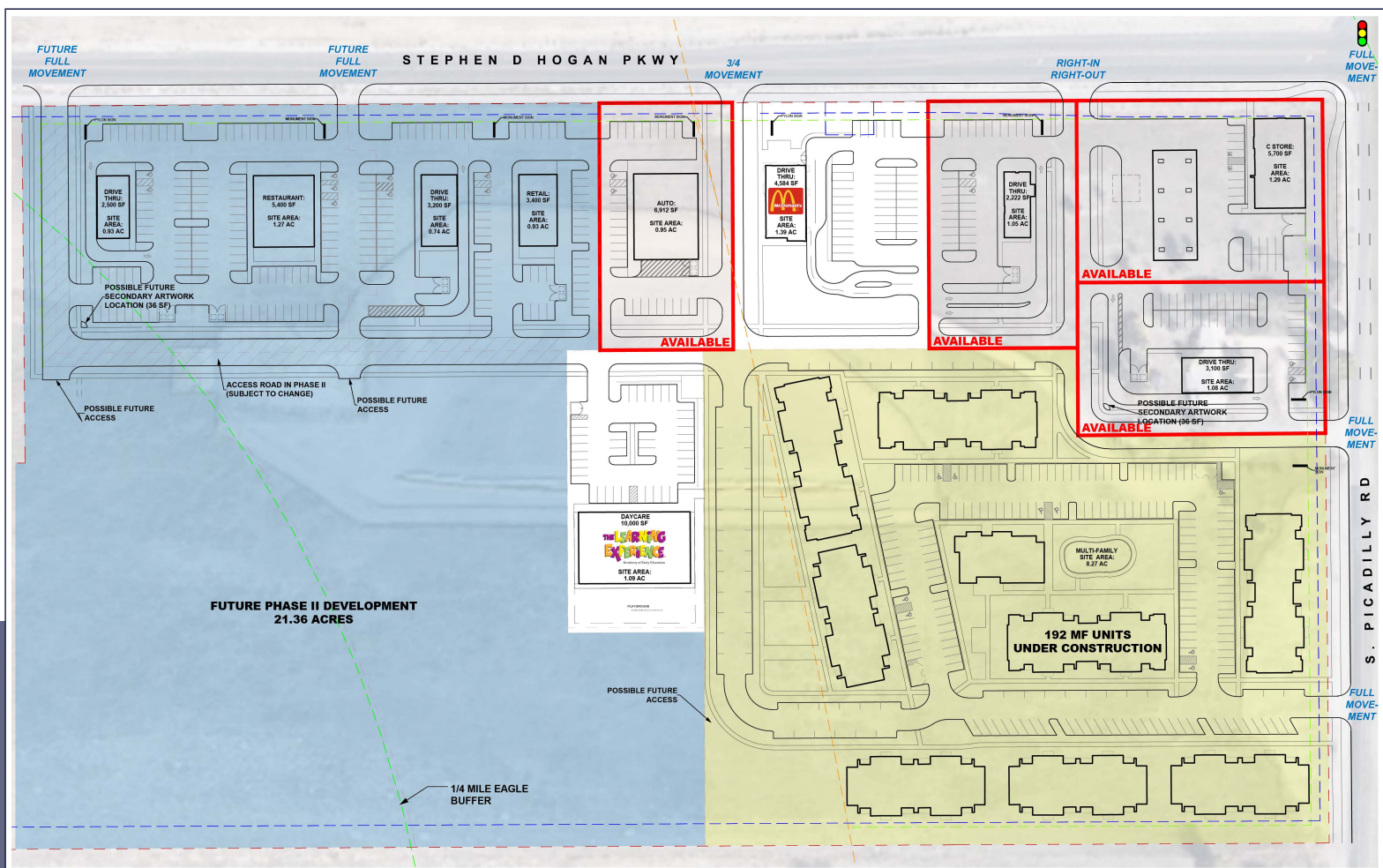
**60,339 HOUSEHOLDS /  
165,449 POPULATION**  
in 5 mile radius (2023 Est.)

**\$107,220 AVG HH INCOME**  
in 5 mile radius (2023 Est.)

**\$4.44B TOTAL ANNUAL  
CONSUMER EXPENDITURE**  
in 5 mile radius (2023 Est.)

**62K CARS PER DAY**  
on E-470, at eastern  
boundary of site

- **Exciting new mixed-use development with regional location in flourishing area of Denver**
- **250 acre Regional Activity Center (RAC)**
- **1.75 - 2.5M SF office/commercial under development**
- **2,000 to 2,500 residential units under construction, 4,500 units in design phase + 5,000 units with no other commercial services within 2 miles**
- **Various sizes, layouts, & build-to-suits available**





## \$70M I-70 Picadilly Interchange Project Underway

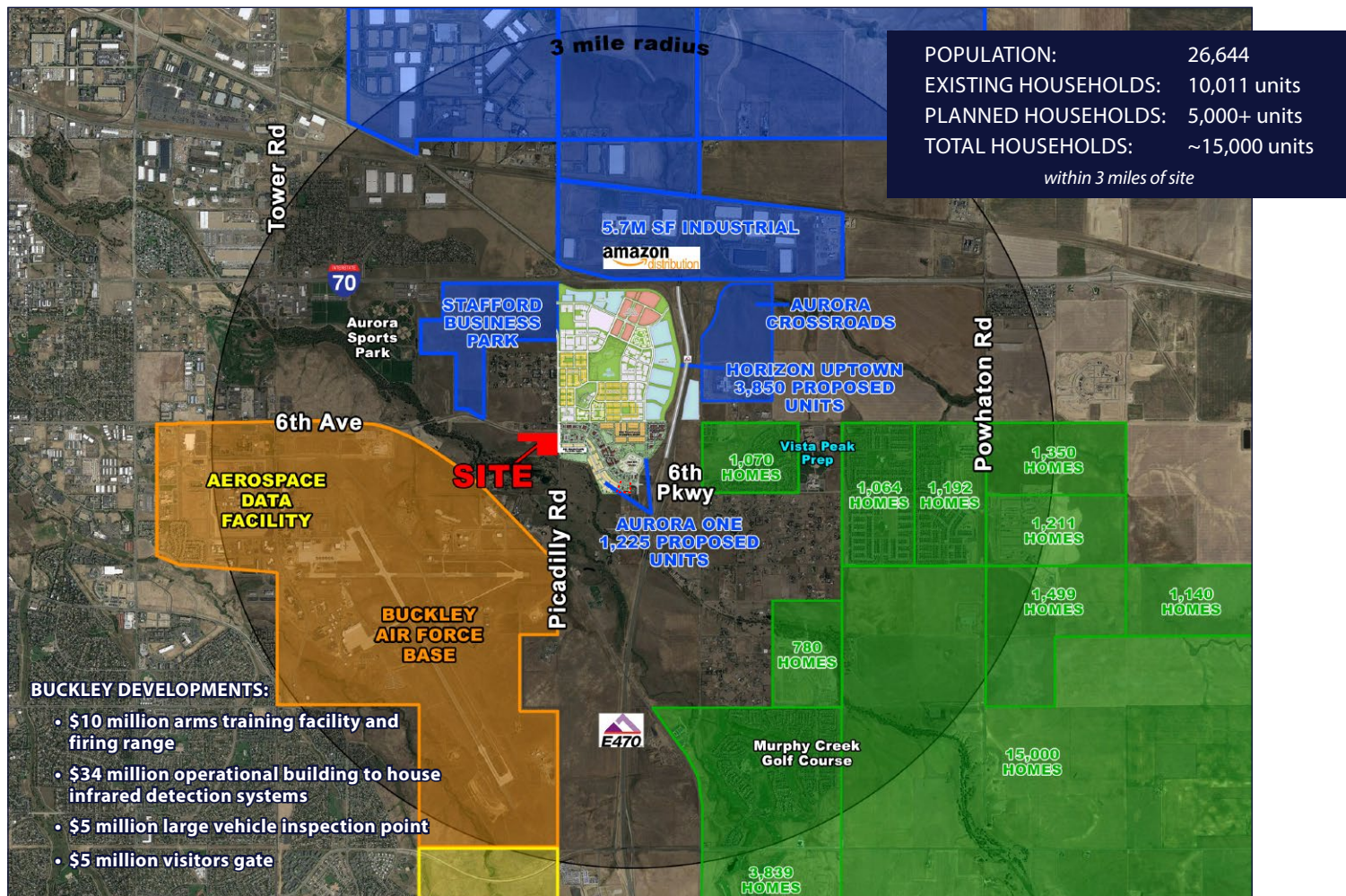


- \$70M project cost, including a \$25M grant from the federal government (FHWA) – the highest grant amount available.
- With significant residential, commercial and industrial growth along the I-70 corridor and City of Aurora, new measures are essential to enhance connectivity and growth demands.
- Construction started in August 2023 and is estimated to be complete in October 2025.

## Buckley contributed \$2.55B as an economic impact to Aurora in 2023



- Throughout 2023, Team Buckley contributed \$2.55 Billion as an economic impact to the Aurora and local communities.
- The base claimed responsibility for creating more than 5,500 jobs and hosting some 14,000 military and civilian personnel at any given time.







**Jimmy Wall**  
*Wall Development Group*