

Bobcat of
Hayden
Steamboat

40

40

40

40

Co Rd 182

Co Rd 69

Co Rd 69

Co Rd 51A

Co Rd 51A

Walrod
Reservoir

Co Rd 51

Co Rd 51

Co Rd 51

Co Rd 51A

Co Rd 51A

Yampa
Valley Airport

Co Rd 51A

Co Rd 51A

Avis
Rent-A-Car

Co Rd 51

Co Rd 185

Route City Rd

Co Rd 187

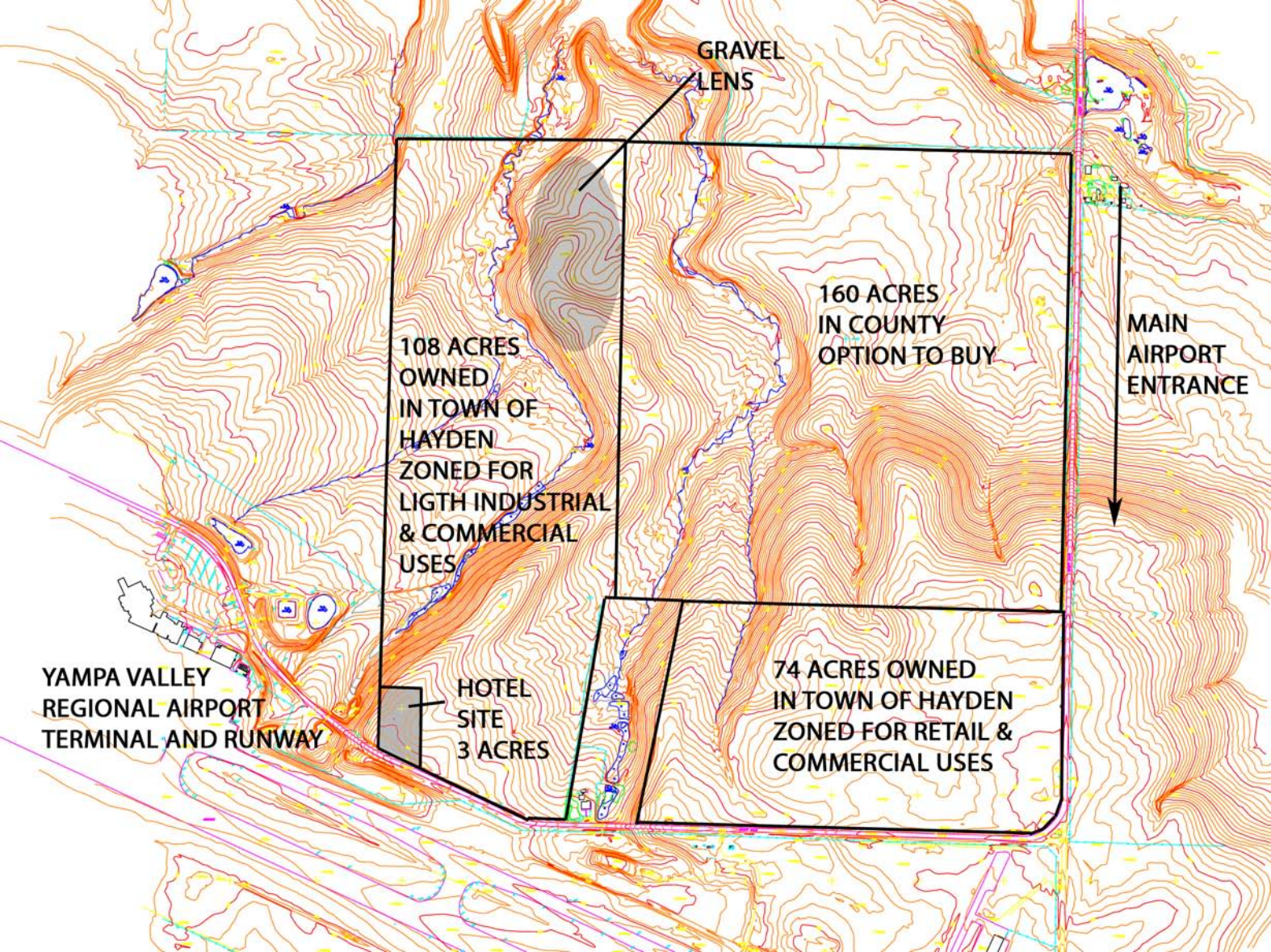
Co Rd 185

Co Rd 185

Co Rd 185

Co Rd 51B

Co Rd 51



GRAVEL
LENS

108 ACRES
OWNED
IN TOWN OF
HAYDEN
ZONED FOR
LIGHT INDUSTRIAL
& COMMERCIAL
USES

160 ACRES
IN COUNTY
OPTION TO BUY

MAIN
AIRPORT
ENTRANCE

YAMPA VALLEY
REGIONAL AIRPORT
TERMINAL AND RUNWAY

HOTEL
SITE
3 ACRES

74 ACRES OWNED
IN TOWN OF HAYDEN
ZONED FOR RETAIL &
COMMERCIAL USES

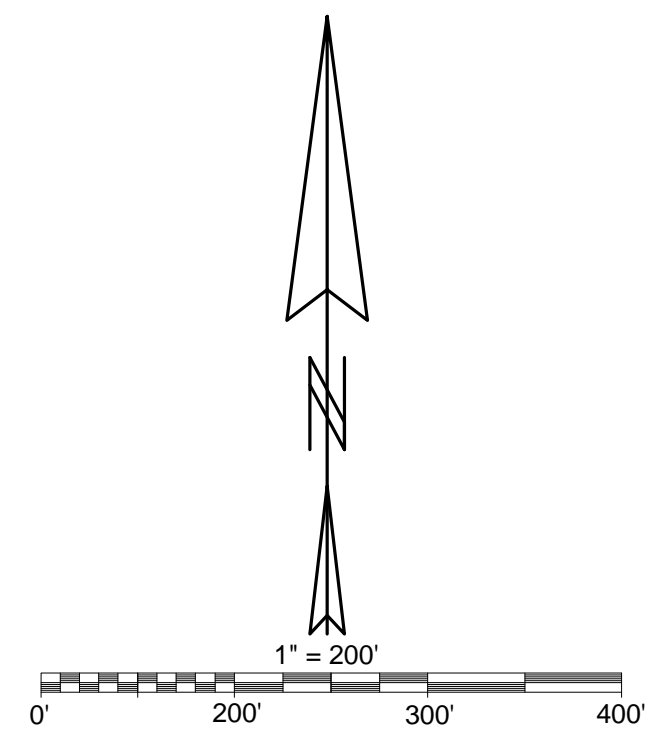
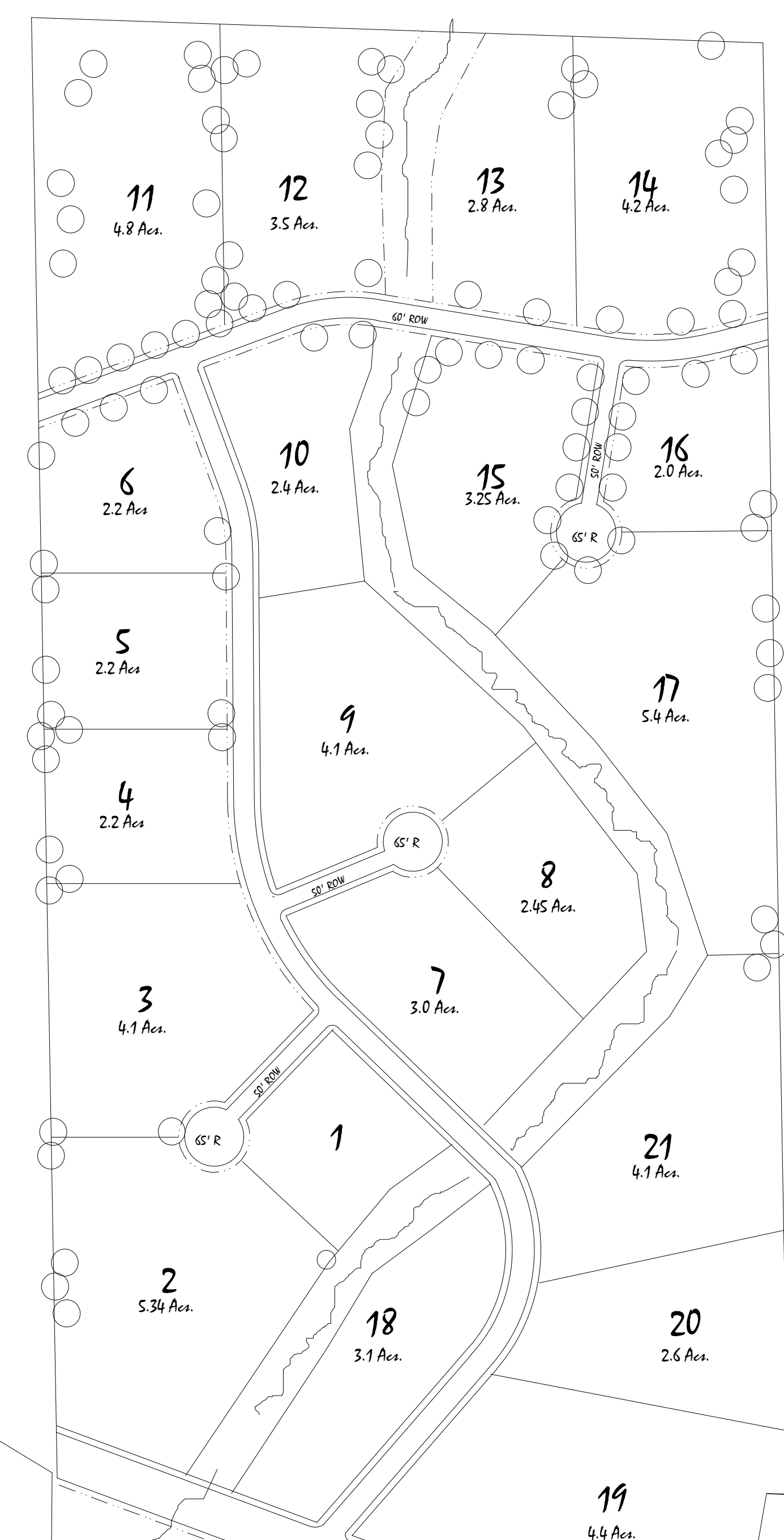
Land Use Schedule

Proposed Commercial Center

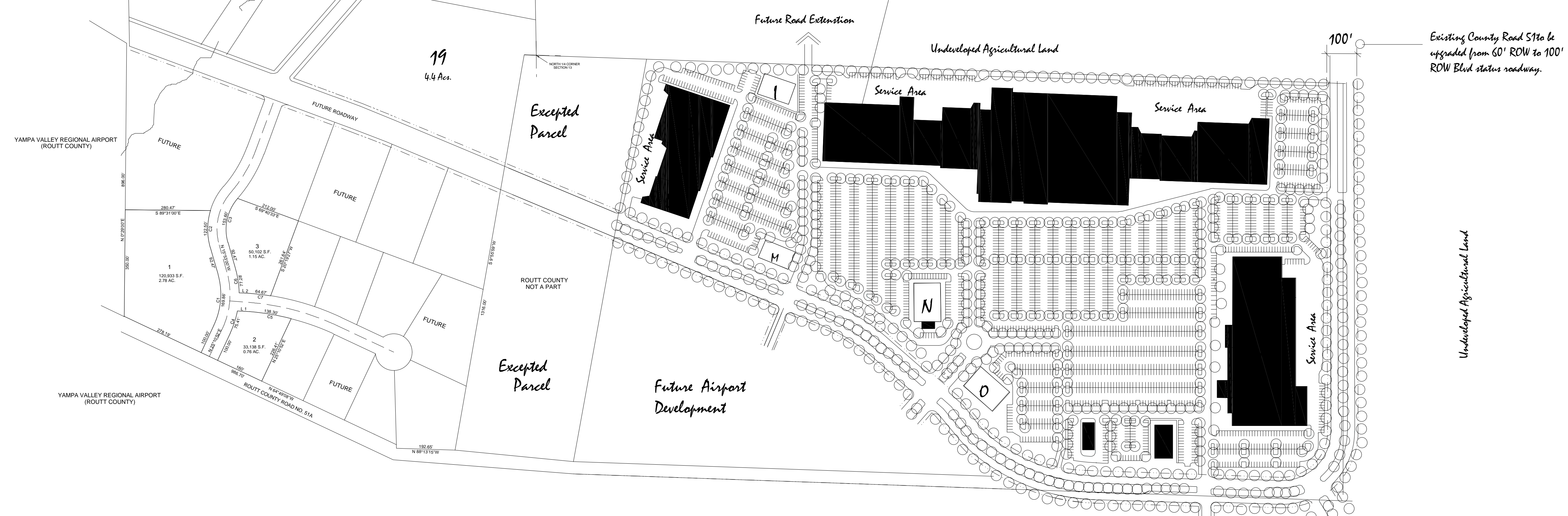
Gross Area	53.50 +/- acs.
Total Gross Leasable Area	578,310 +/- sq. ft.
Total Parking Spaces	2,913
Parking Ratio	5.0+ spaces/ 1000 sq. ft. GLA

Commercial Retail Schedule

Bldg	Type	GLA	
A	Home Improvement		102,513
B	Retail		40,500
C	Retail		18,300
D	Retail		15,500
E	Anchor		173,600
F	Anchor		25,500
G	Retail		15,000
H	Furniture		61,950
I	Retail		7,700
J	Retail		36,500
K	Retail		18,300
L	Retail		15,500
M	Retail		7,150
N	Retail		14,550
O	Retail		11,050
P	Retail		3,600
Q	Retail		6,600



Phase Four Entire Commercial Center



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SCALE	DWG	DATE	REV	FILE

DOWLING
 LAND SURVEYORS
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