



**ONLY 100 MINUTES** FROM METRO DENVER.  
 CLOSE ENOUGH TO **ENJOY BIG CITY AMENITIES.**  
 FAR AWAY ENOUGH TO **EXPERIENCE SMALL TOWN LIVING.**

Sterling is *more affordable* than the national average and *significantly more so* than Colorado's Front Range.

Category	Sterling	Fort Collins	Denver
<b>Overall Rating (100 = national ave)</b>	<b>85</b>	<b>113</b>	<b>115</b>
Health	103	104	110
Housing	58	145	148
Utilities	91	91	90
Transportation	96	96	93
Miscellaneous	98	98	104
Average monthly rent	\$ 900	\$1,800	\$4,200
Average monthly mortgage	\$ 727	\$1,675	\$1,804
Average home price	\$166,918	\$390,000	\$420,000
Meal inexpensive /3 course for two	\$ 8 / \$35	\$12.50 / \$50	\$13 / \$60
Beer / cappuccino	\$3 / \$3	\$5 / \$4.22	\$ 4 / \$4.28
Monthly fitness center fee	\$35 to \$49	\$45	\$48
Movie ticket	\$8	\$9	\$12

**Healthcare** - Sterling Regional Medical Center & Banner Health Clinics, David Walsh Cancer Center, Salud Clinic, DaVita Dialysis Center, Centennial Mental Health, UC Health plus private physicians and specialists. Dental, chiropractic, physical therapy, and wellness practitioners. Assisted living and elder care options.

**Schools** – Offer small town environment while emphasizing individualized instruction and technology for students. Northeastern Junior College offers educational, athletic, and cultural opportunities.

Signature Events	When
<b>Movies in the Park</b>	Tuesdays in June
<b>Heritage Festival and City Fireworks</b>	July 4 <sup>th</sup>
<b>July Jamz – Summer Concert Series</b>	Fridays in July
<b>Logan County Fair – Rodeo, Carnival, Concerts</b>	First and second week August
<b>Sugar Beet Days – Craft fair, Concerts, Festival</b>	3 <sup>rd</sup> Weekend in September
<b>Christmas Courthouse &amp; Historic Downtown Lighting</b>	Fourth Friday in November
<b>Christmas Parade of Lights</b>	First Thursday after Thanksgiving

### Lifestyle Assets

<b>Historic Downtown Sterling</b>	Bistros & Fine Dining, Microbrewery, Antiques & Boutiques, Farmers Market
<b>Arts and Culture</b>	Performing Arts, Unique Public Art & Galleries, Movie Theatre, Public & College Libraries
<b>Outdoor Sports and Recreation</b>	North Sterling State Park Boating, Fishing, Camping, Hunting, Shooting Complex, Frisbee Golf, (2) 18 Hole Golf Courses, City Parks & Pools, Cycling & Walking Trails, Youth and Adult sports leagues, College Sporting Events, Summer Baseball
<b>Shopping and Dining</b>	Three Shopping Centers including Home Depot, Walmart, Walgreens, locally owned specialty stores, and 48 restaurants including fast food favorites.

**No Traffic!** Sterling's average commute is under 10 minutes compared to 26 plus in Denver.

**With sky for miles, clean air and no big city congestion we offer**

**SPACE TO FIND YOUR PLACE** on Colorado's Eastern Plains.