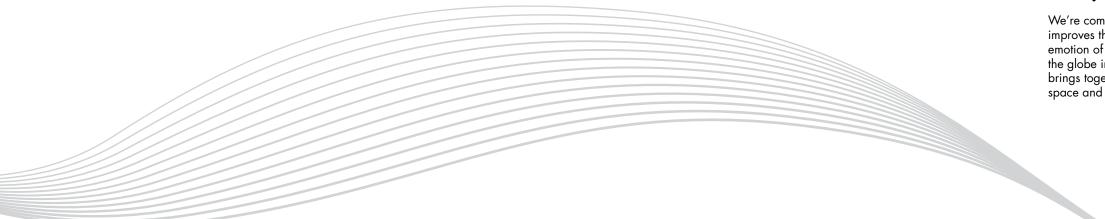
VICTORY CROSSING

Where the energy of world-class sport, entertainment and commerce connect.

VICTORY CROSSING



We're committed to create an environment that drives business, piques curiosity and improves the lives of those who live and work in the community by harnessing the emotion of the competitive sports and recreation enthusiast from Colorado and around the globe in order to create a one-of-a-kind, large-scale, mixed-use destination that brings together world-class sports and recreation facilities, indoor and outdoor event space and mixed-use, office, retail and commercial flex space.



sport | retail | hotel | office

The Vision

VICTORY CROSSING

A destination where the energy of sport, recreation and commerce cross.

Victory Crossing, ideally located in metropolitan Denver's quickly growing northeast corridor, is one of the most innovative publicprivate partnerships in the nation. Gathered on one 900-acre site sits a 20,000-seat sports and entertainment stadium, more than 20 youth and practice fields with accompanying sports academy, a city's government offices, and a visitor's center dedicated to preserving Colorado's natural beauty all within a mere eight miles from both Denver International Airport and downtown Denver and one mile north of the

Stapleton redevelopment project. The Victory Crossing venture is a partnership between Kroenke Sports & Entertainment (KSE) and the City of Commerce City, Colo. Commerce City is just that — one of the region's oldest municipalities, opening a new chapter and becoming a business development success story in the making. Restaurants. Hotel. Shops. Offices. Victory Crossing will include nearly 200 acres of retail and commercial opportunity.

The experience at Victory Crossing will change by the hour, depending on type of event at one of

the many venues which often occur simultaneous to one another. There will be concert goers, sports players and fans, families, daytime office population, city personnel, hotel patrons and neighborhoods that visit Victory Crossing and so it is with all these stakeholders in mind that we have come up with our thoughts and ideas.







HIGHLIGHTS

- A 250 acre regeneration initiative
- Dick's Sporting Goods Park Stadium and Field Complex: - 20,000 seat stadium home to the MLS
- Colorado Rapids - Hosts over 1.6 million visitors annually
- Host site for 2014 World Lacrosse Championships
- 24-state of the art soccer fields host 6,000 people
- Multitude of concerts annually
- Civic and Government Complex including an existing 100,000 SF of office building and plans for a second Phase and a XXX-seat amphitheater

G JOHNSON ARCHITECT



- 1-1.5 million square foot, mixed-use development, including:
- Expansive and varied retail
- Amenity rich hotels
- Corporate offices
- Sports destination complexes
- Supermarket
- Landscaped parks
- 2 minute shuttle to planned Light Rail Station
- National Wildlife Refuge Center
- Visitor Center attracts over 50,000
- per year for 27-square mile wildlife refuge
- Thriving wildlife including up to 250 bison



Kroenke Sports & Entertainmen

Putting it All in One Place

VICTORY CROSSING



victorycrossing.com

RETAIL AND ENTERTAINMENT

• Retail from 1,000 to 30,000 sq. ft. • Urban street retail, sports related services and restaurants surrounding the Victory Plaza District and Stadium • Larger format retail and grocer at 56th & Central Park within the Central Park District • Pad & strip retail along Merchant District

• Complimentary sports uses to existing 20,000 seat stadium, 24 elite soccer fields and KSE • Indoor fields, specialized training and camps totaling • Regional impact developments unique to the Rocky • Facility ranges of 25,000 - 250,000 sq. ft. of sport and/or amusement related use

• 250 – key hotel & conference center driven by development with regional impact

• 275,000 sq. ft. of corporate, sports and boutique offices • Build-to-suit pads of 20,000 to 60,000 sq. ft.

CIVIC AND GOVERNMENT

• 15 acres dedicated to City offices and amphitheater • 100,000 sq. ft. of existing office • Phase II office plan of up to 90,000 sq. ft.

• Planned shuttle to Light Rail installation and connection to Downtown & Denver International Airport

Establishing a Unique Development

VICTORY CROSSING

Sitting on the doorstep of downtown Denver, Victory Crossing will boast XXX yearly visitors.





Accessibility & Connectivity

VICTORY CROSSING



	MILES	MINUTES	MODE	155 3
ıl	10	15	Car Rail	
	хх	XX	хх	
	XX	XX	хх	
	9	12	Car	
	XX	XX	XX	
	ХХ	ХХ	XX	
		5 76	E-470	N
rg 76 6		E, 96th Av Rocky Mountain Arsenal National Refuge	Peña Blvd.	Denver International Airport
merce	E. 64th Av.		32 E-470	

70

Fitzsimmons

A Wide Array of Attractions

A venue which is cosmopolitan and uniquely Colorado.

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Phasellus sed ligula mauris. Donec id leo diam. Ut eu mauris sit amet massa pellentesque pharetra ut nec lacus. Nulla iaculis neque ut nisi accumsan eget porta sapien condimentum. Quisque nec mi nisi, nec scelerisque mi. Pellentesque viverra, mi vitae posuere pretium, nisl mi condimentum libero, in egestas quam leo sed ipsum. Nam scelerisque volutpat urna, quis ultrices risus euismod mattis. Nunc nec dui nunc. Ut eu urna sit amet turpis malesuada sodales in

et odio. Integer in lacus metus, feugiat condimentum magna. Quisque sed

nibh lectus, euismod pulvinar diam. Suspendisse sodales erat justo. Vivamus nec interdum mauris. Aenean in eros velit. In venenatis cursus lobortis. Nullam et mi quis urna convallis pulvinar. Quisque tortor velit, pellentesque vel condimentum eget, ultricies in sem.

In luctus, eros a gravida dignissim, purus massa malesuada massa, quis fringilla magna metus non tellus. Nullam ligula nibh, adipiscing non pretium ut, posuere sed velit. Sed at ipsum sodales magna rhoncus luctus a ac sapien. In hac habitasse platea dictumst. Phasellus vitae urna vitae justo euismod dignissim eu

sed mi. Donec mollis, ante auctor iaculis faucibus, nisl risus bibendum enim, sed aliquam libero ante vel nunc. Morbi placerat metus sed ante posuere auctor. Pellentesque dolor nisi, dignissim eu feugiat at, tempor sed erat. Quisque auctor erat vitae mauris porttitor pharetra. Sed a nunc in dui auctor faucibus. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Lorem ipsum dolor sit amet, consectetur adipiscing elit. Suspendisse quam ligula, sollicitudin eget aliquam vitae.









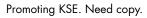
VICTORY CROSSING





Making it Happen

Delivering results.



holder in the country.

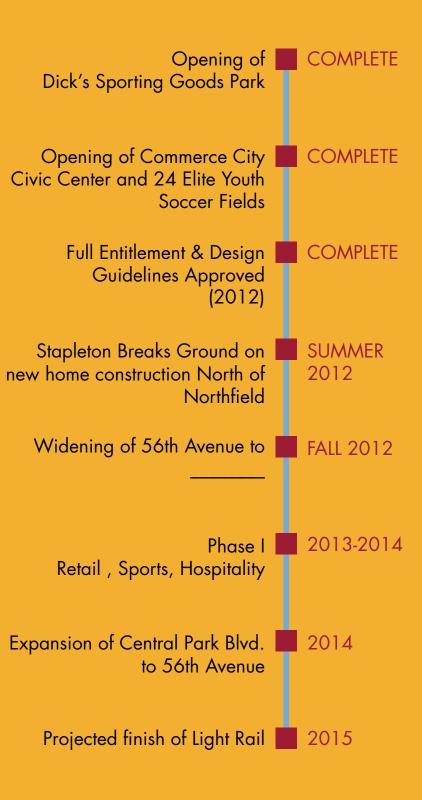
*NOTE:



GIOHNSON ARCHITECTS

victorycrossing.com

VICTORY CROSSING



VICTORY CROSSING

sport | retail | hotel | office victorycrossing.com

Sport & Retail / Scott Crosbie - Crosbie Real Estate Group 303.398.2111 / scrosbie@creginc.com

> Hotel / Greg Hartmann - JLL Hotels 303.390.5249 / greg.hartmann@am.jll.com

Office & Sport / Mark Lucas - Director, Real Estate, KSE 303.405.1697 / mlucas@pepsicenter.com





Jones Lang LASALLE HOTELS[®] Real value in a changing world

SINK COMBS DETHLEFS