

MEET YOUR NEIGHBORS.





SEPHORA











FIVE GUY BURGERS and FRIES





WE LIKE IT HERE.

(you will too)

SAY HELLO TO OUR FRIENDS

We have the coolest neighbors. They stop by to say hi for a little R&R, lunch, happy hour, shop therapy - and their friends and family members join in the fun too.

Front Range Village is at the heart of an active community. Eight schools are within 1.5 miles of Front Range Village, and families, singles, couples and seniors live in the immediate vicinity.



60,000 RESIDENTS within 3 miles of

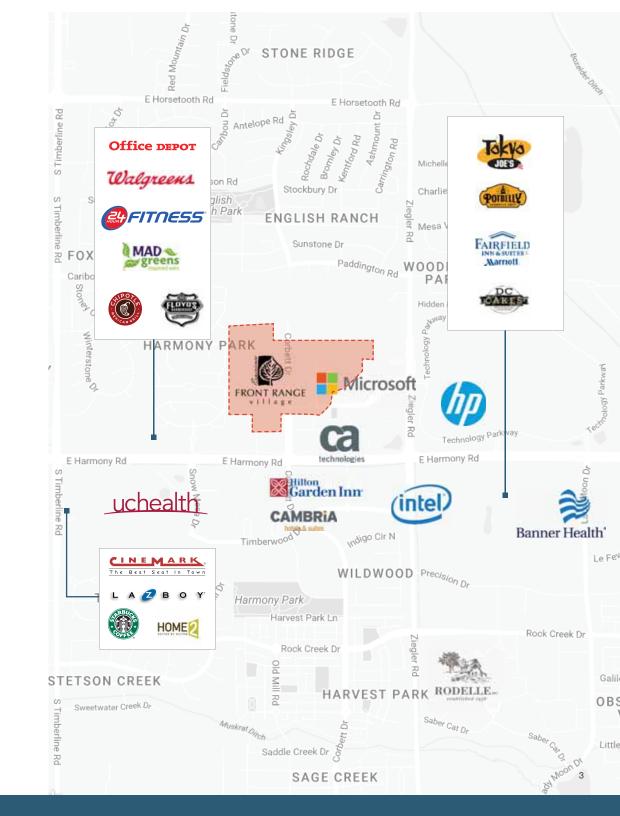
Front Range Village



< 2 MILES from I-25



52,699 VEHICLES pass through Harmony Road & Ziegler daily



MARKET OVERVIEW

ROLL OUT THE CARPET... OUR ECONOMY LIFTS WEIGHTS.



1.95% Population Growth Rate



2.9% Unemployment Rate



67% of local workforce live in Fort Colins



higher education, manufacturing, hightech, clean energy, bioscience, geospatial and water innovation

CRAVEABLE.

Whether you're craving a special dish handcrafted by a homegrown chef, or find the ingredients to cook your favorite dish at home, Front Range Village is sure to delight over and over again.

INTRIGUING.

We don't do ordinary. We find opportunities to pique interest through memorable events and an unbeatable retailer mix. It's one of the many ways we show our love for our community.

VIBRANT.

There is always something to do here.

Front Range Village Walking Club a premier weekly fitness program with a designated one mile walking track throughout the property.

Sounds of Summer Concert Series a weekly live concert series that brings families and friends together on the lawn.

Vibrant Council Tree Library Front Range Village is home to the 16,000 SF library, which brings more than a 1,000 visitors a day.





HOW MANY **PEOPLE VISIT** FRONT RANGE VILLAGE?

15,735 **VISITORS PER DAY**

472,050 **VISITORS PER MONTH**

~6 MILLION **VISITORS PER YEAR**

Estimated based on actual traffic counts on property with 1.5 persons per vehicle

TRADE AREA & DEMOGRAPHICS

	I mile	3 miles	5 miles
Population	10,080	59,800	138,761
# of Households	3,576	23,980	54,105
Avg HH Income	\$103,212	\$105,382	\$93,722
Daytime Population	15,866	66,344	159,847



1.7 MILLION

Visitors to Fort Collins



138,761 Population (5-Mile Radius)

159,847 Daytime Population



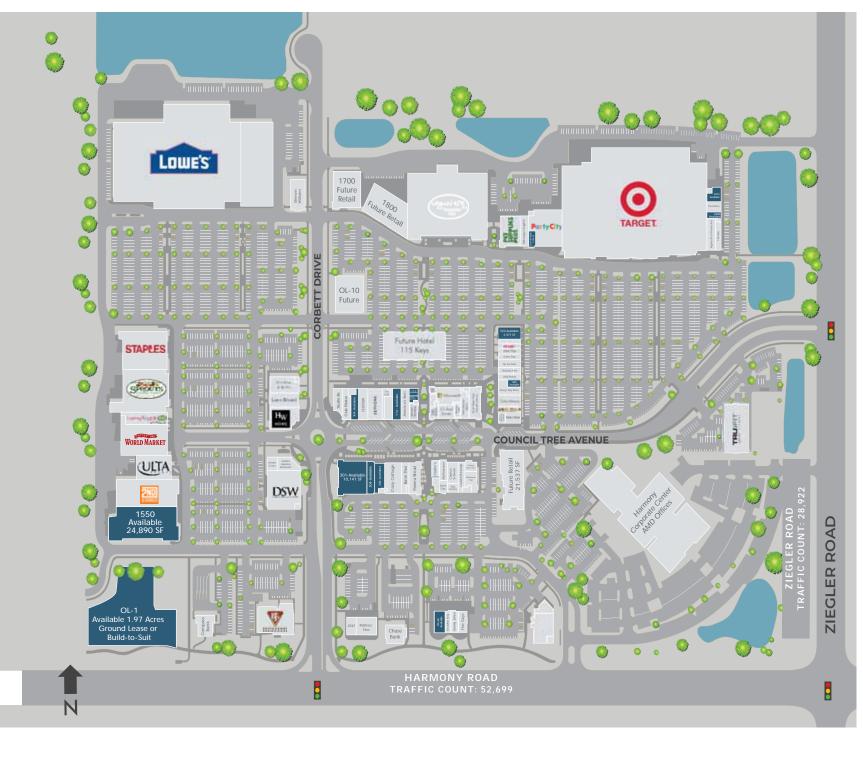
33.6 Median Age

62.8% Population with College or Graduate Degree



\$93,722 Average Household Income

6



SITE PLAN

UNIT	SF	NOTES
104	2,449	Available
114	3,083	Available
116A & B	744 & 544	Can be combined
301	10,141	Available
304	2,754	Available
306	3,071	Available
509	1,091	Available 9/30/2020 (potential for earlier occupancy)
520	2,977	Available
1550	24,890	Available
2100	1,396	Available
2206	1,008	Available
2212	1,989	Available
OL-6A	2,800	Restaurant ready
OL1		Lot size 1.97 Ac. Ground Lease or Build-to-Suit

MELISSA MORAN +1 970.372.3858 melissa.moran@cbre.com

CBRE RPT

CONSUMER BEHAVIOR PROFILES

Based on a 5 mile radius

ENTERPRISING PROFESSIONALS 9.3%

FAMILY-ORIENTED SOCCER MOMS

14.8% (63.9% within 1 mi)

IOMS PRIE within 1 mi) 9.1%

PROFESSIONAL PRIDE

IN STYLE

10.7%

SAVVY SUBURBANITES 10.2%



MEDIAN AGE 34

ladder

MEDIAN HH INCOME \$77,000



MEDIAN AGE 36

MEDIAN HH INCOME \$84,000

MEDIAN AGE 40 MEDIAN HH INCOME \$127.000



MEDIAN AGE 41 MEDIAN HH INCOME \$66,000

- Married couples, primarily with no children
- Prefer to consume organic goods
- Actively support the arts, theater, concerts and museums
- Connected, educated and knowledgeable

MEDIAN AGE 44

MEDIAN HH INCOME \$104,000

- Enjoy good food and wine, plus the amenities of the City's cultural events
- Informed shoppers that research online prior to purchasing, focus on quality
- Physically fit, actively pursue a number of sports from skiing to golf

Early adopters of	f new
technology in ho	pes of

Well educated and

climbing the corporate

- technology in hopes of impressing peers with new gadgets
- Buy name brands and trendy clothes

- Kid-obsessed market with a country flavor
- Hectic, active lifestyle with two working parents
- Favor anything that will save them time such as devices, online banking or housekeeping services
- Well-educated professional individuals that are goaloriented with dual incomes
- Homes are furnished with latest in home trends
- Despite busy schedules, make time to workout and visit the salon regularly









SOMETHING FOR EVERYONE

Great Opportunity For the Following Uses (and More!)

- Restaurants
- Men's & Women's Apparel
- Services
- Furniture
- Dance Studio
- Athletic Store
- Bike Shop
- Ice Cream
- Novelty Store
- Technology Merchant
- Medical Spa

HAPPY, SMART & HARD WORKING PEOPLE

Yes, they exist!



WE'RE PRETTY HAPPY HERE

- **11th Happiest City in America** Yahoo! Finance, March 2017
- **Top 25 Best Towns Ever: Where to Live Now** Outside Magazine, June 2017
- No. 4 Bloomberg Brain Index
 Bloomberg, October 2017
- 1st Stable and Growing Housing Market Realtor.com, June 2017
- 18th Best City for Career Opportunities
 Smart Asset, September 2017

COLORADO STATE UNIVERSITY

Recognized by Forbes as one of "America's Most Entrepreneurial Universities", 2014.

As a leading land-grant institution, CSU (over 33,000 students) boasts one of the nation's top veterinary teaching hospitals and one the top of all American Universities in Research Exploration.



MELISSA MORAN, CCIM +1 970.372.3858 melissa.moran@cbre.com



MELISSA MORAN, CCIM +1 970.372.3858 melissa.moran@cbre.com

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.