



FRONT RANGE village

MEET YOUR NEIGHBORS.



SEPHORA





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.



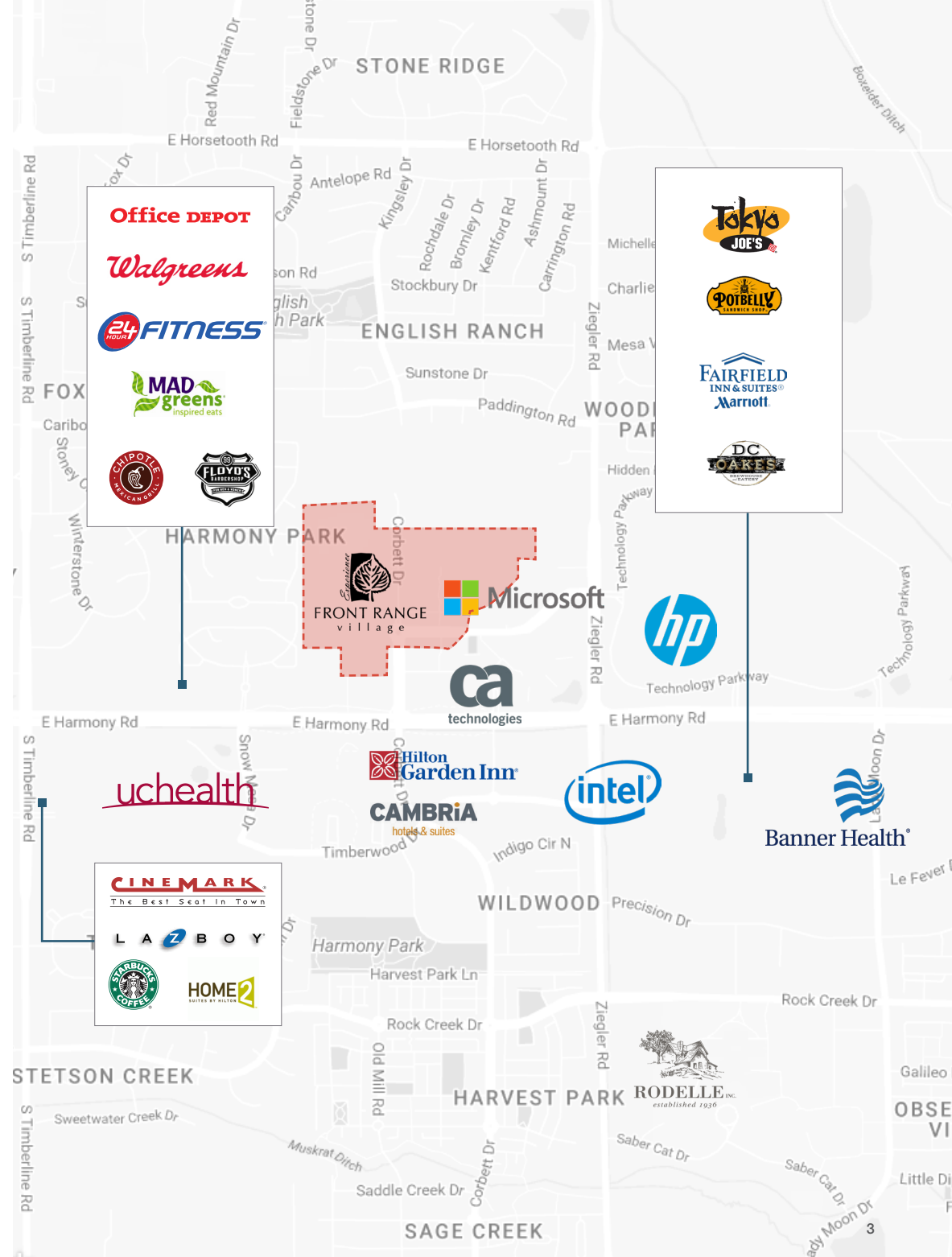
60,000 RESIDENTS
within 3 miles of
Front Range Village



< 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 Collins



**Diverse Economic
Base including:**
higher education,
manufacturing, high-
tech, 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

	1 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

SITE PLAN

UNIT	SF	NOTES
104	2,449	New listing
114	3,083	Available
116A & B	744 & 544	Can be combined
301	10,141	Available
304	2,754	New listing
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	New listing - Available 10/1/2019
2212	1,989	Available
OL-6A	2,800	Restaurant ready
OL1		Lot size 1.97 Ac. Ground Lease or Build-to-Suit

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CONSUMER BEHAVIOR PROFILES

Based on a 5 mile radius

ENTERPRISING PROFESSIONALS

9.3%



MEDIAN AGE

34

MEDIAN HH INCOME

\$77,000

- Well educated and climbing the corporate ladder
- Early adopters of new technology in hopes of impressing peers with new gadgets
- Buy name brands and trendy clothes

FAMILY-ORIENTED SOCCER MOMS

14.8% (63.9% within 1 mi)



MEDIAN AGE

36

MEDIAN HH INCOME

\$84,000

- 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

PROFESSIONAL PRIDE

9.1%



MEDIAN AGE

40

MEDIAN HH INCOME

\$127,000

- Well-educated professional individuals that are goal-oriented with dual incomes
- Homes are furnished with latest in home trends
- Despite busy schedules, make time to workout and visit the salon regularly

IN STYLE

10.7%



MEDIAN AGE

41

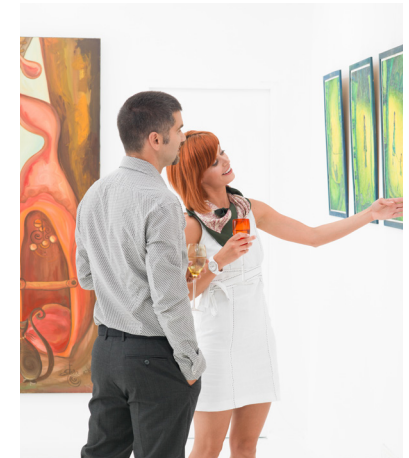
MEDIAN HH INCOME

\$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

SAVVY SUBURBANITES

10.2%



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



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.

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