

Victory Crossing Demographics & Traffic Counts

2012 Estimates	1 Mile	3 Mile	5 Mile		
Population:	3,456	35,112	178,490	On Quebec St north of E 64th Avenue:	20,445 VPD
Daytime Population:	4,376	54,338	111,027	On Quebec St north of E 56th Avenue:	25,453 VPD
# Households:	1,075	10,669	57,981	On E 56th Avenue east of Quebec Street:	16,907 VPD
Avg. HH Income:	\$45,954	\$46,568	\$53,289		

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



VICTORY | CROSSING

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

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VICTORY | CROSSING

Dick's Sporting Goods Park 6000 Victory Way, Commerce City, Colorado 80022

Available 1-20 Acre Super Pads for Retail, Office & Hotel
 Inline Space from 1,000 SF & Up
 Restaurant Pad with Rooftop Patio Option

Project Mission 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. Visit www.VictoryCrossing.com

Dick's Sporting Goods Park & Field Complex hosted over 1.63 million Visitors in 2011

VISITOR STATS Dick's Sporting Goods Park Field Complex

When complex is booked for tournaments

On average for one day tournaments, 1,500 people per pod or 6,000 people if all 4 pods are booked.

When complex is not scheduled for a tournament, but is rented by Adult Sports Leagues

Saturday's on average, 12 fields used with 1,000 people (occurring every other weekend);

Sunday's on average, 23 fields used with 2,000 people (occurring every other weekend);

Weekdays - Tues, Wed and Thurs on average, 500 people per night with games running from 6-10pm.

VISITOR STATS Dick's Sporting Goods Park

Selected by US Lacrosse as the host site for the 2014 Lacrosse World Championship

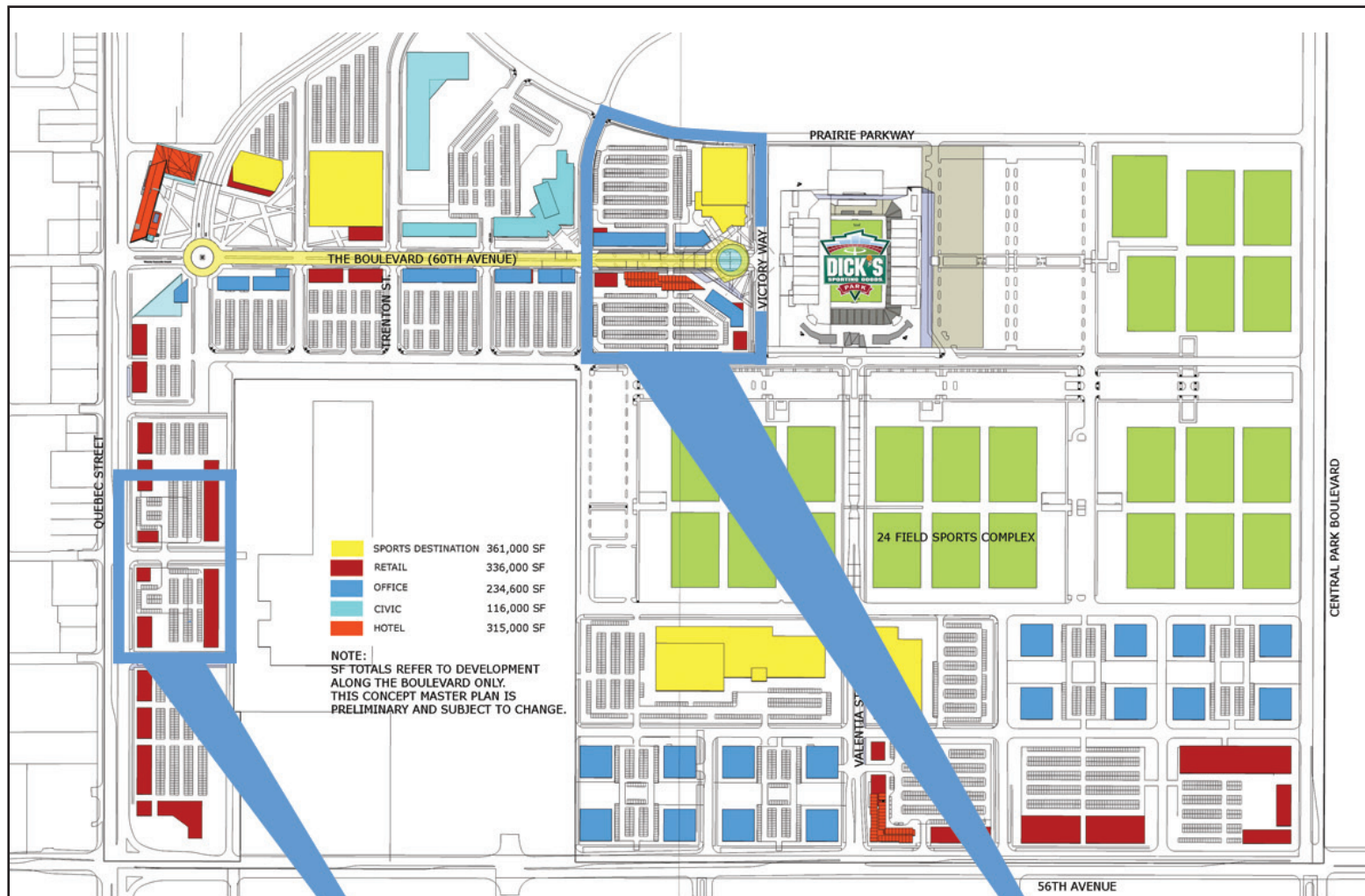
A 9 day event expecting nearly 1,000 athletes to compete from as many as 38 countries, attracting over 100,000 spectators.

Colorado Rapids Soccer Academy

Grew to over 250 players training full-time at Dick's Sporting Goods Park.

Ranked as one of the United States' top clubs for player development and style by US Soccer.

Daytime Population: 54,338 within 3 Miles & 111,027 within 5 Miles



RETAIL PAD SITES



1,200 - 8,000 SF RETAIL AVAILABLE NOW

RESTAURANT PAD W. ROOFTOP PATIO AVAILABLE NOW

RETAIL AVAILABLE

