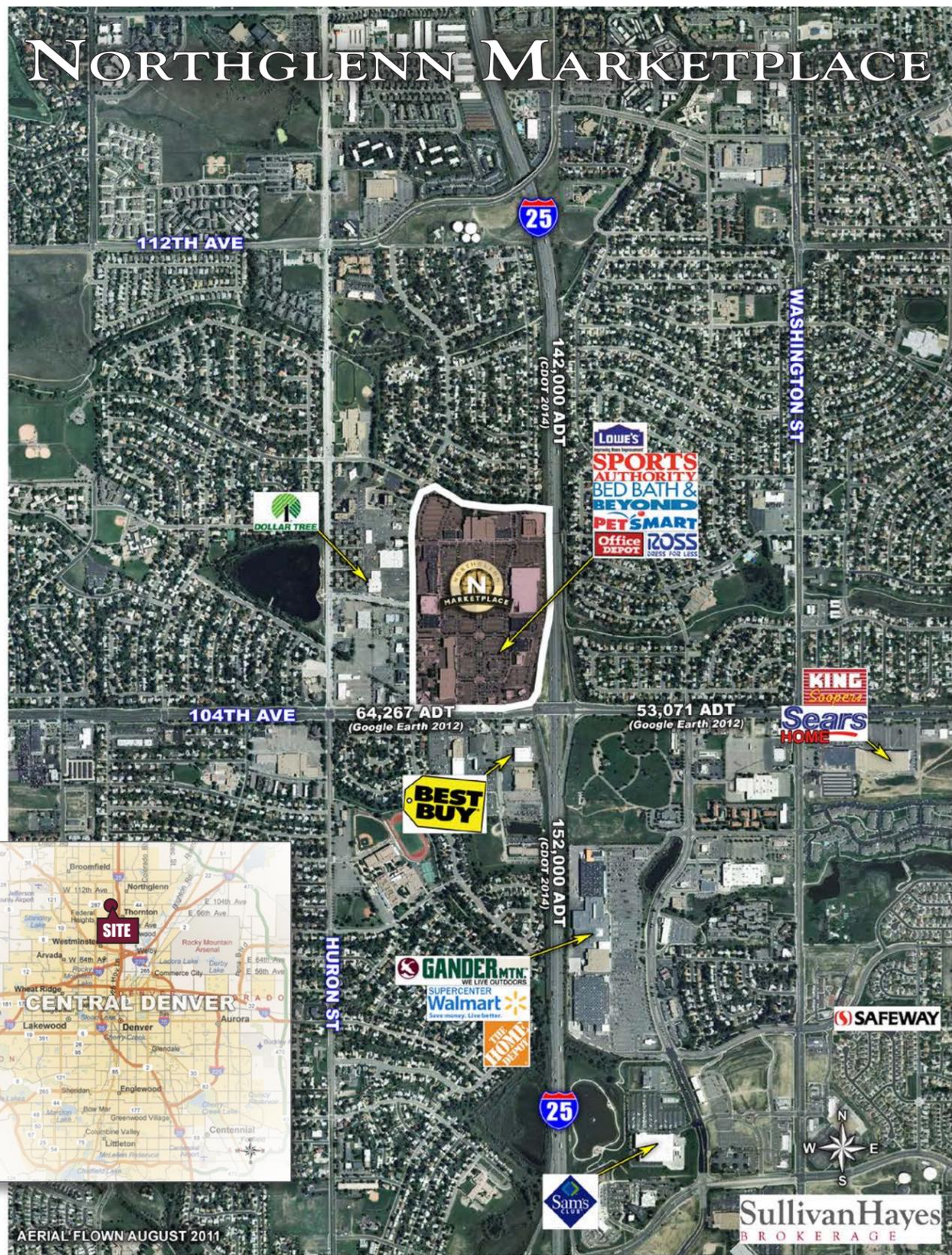


NORTHGLENN MARKETPLACE

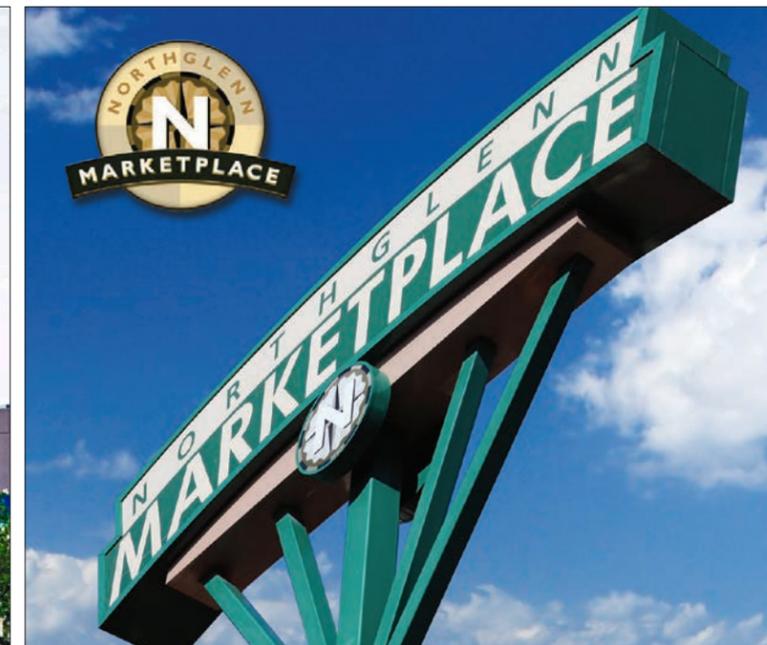


PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\Westminster\104th&I-25_1MRR_11.PSD

The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.

NORTHGLENN MARKETPLACE

I-25 & 104TH AVENUE | NORTHGLENN, COLORADO



INFORMATION

- High population density
- Strong traffic counts
- Regional location between downtown and north Denver metro trade area
- Freeway visibility with excellent signage
- Located along one of the strongest east-west arterials in north Denver metro trade area
- Strong co-tenancy
- High employment/daytime numbers

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	12,902	153,329	331,741
Avg Household Inc	\$69,782	\$65,247	\$72,270
Employees	7,461	45,229	105,292
Businesses	760	4,420	9,709

Demographics Source: Applied Geographic Solutions 2015

TRAFFIC COUNTS

On I-25 north of 104th Ave	142,000 cars/day
On I-25 south of 104th Ave	152,000 cars/day
On 104th Ave west of I-25	64,267 cars/day*
On 104th Ave east of I-25	53,071 cars/day*

Source: CDOT 2014; *Google Earth 2012

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
B R O K E R A G E



Courtney Dahlberg Key
720.382.7514 | cdahlberg@sullivanhayes.com
Bryan Slaughter
303.370.7459 | bslaughter@sullivanhayes.com
Brian Shorter
303.370.7462 | bshorter@sullivanhayes.com



TENANT ROSTER

LEVEL ONE

1. 7-11	3,014	27. Maurice's	4,800
2. Goodyear	9,072	28. AVAILABLE	1,000
3. Good Times	888	29. Bath & Body Works	3,000
4. US Bank	8,000	30. AVAILABLE	2,500
5. PetSmart	29,068	31. Atlanta Bread Co	3,998
6. AVAILABLE	3,137	32. AVAILABLE	22,056
7. Payless Shoes	2,380	33. AVAILABLE	3,191
8. Famous Footwear	5,000	34. Bed Bath & Beyond	33,600
9. Al's Formal Wear	1,769	35. JoAnn Stores	21,916
10. AVAILABLE	6,000	36. Christopher Banks	3,200
11. AVAILABLE	1,995	37. AVAILABLE	2,590
12. rue21	4,902	38. AVAILABLE	2,360
13. Dress Barn	7,500	39. AVAILABLE	7,376
14. AVAILABLE	30,013	40. Cinzzetti's Italian Mkt	22,185
15. Ross	30,187	41. Sports Authority	32,365
16. Office Depot	30,163	42. AVAILABLE	25,091
17. AVAILABLE	2,400	43. Texas Roadhouse	6,500
18. AVAILABLE	1,225	44. Seoul BBQ & Sushi	6,888
19. Pink & White Nails	1,225	45. Gunther Toody's	4,520
20. AVAILABLE	1,634	46. The Armadillo	7,100
21. AVAILABLE	1,634	47. Black-Eyed Pea	6,115
22. Mtn Man Fruit & Nut	1,634		
23. Pho 41	3,267		
24. Am Best Glasses	3,266		
25. AVAILABLE	3,267		
26. AVAILABLE	12,081		

LEVEL TWO OFFICE SUITES	
918SF - 3,654SF	
200 AVAILABLE	918
201 Mtn View Dental	4,648
210 AVAILABLE	2,888
250 AVAILABLE	3,654



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B R O K E R A G E

we are
RETAIL

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Courtney Dahlberg Key
720.382.7514 | cdahlberg@sullivanhayes.com

Bryan Slaughter
303.370.7459 | bslaughter@sullivanhayes.com

Brian Shorter
303.370.7462 | bshorter@sullivanhayes.com