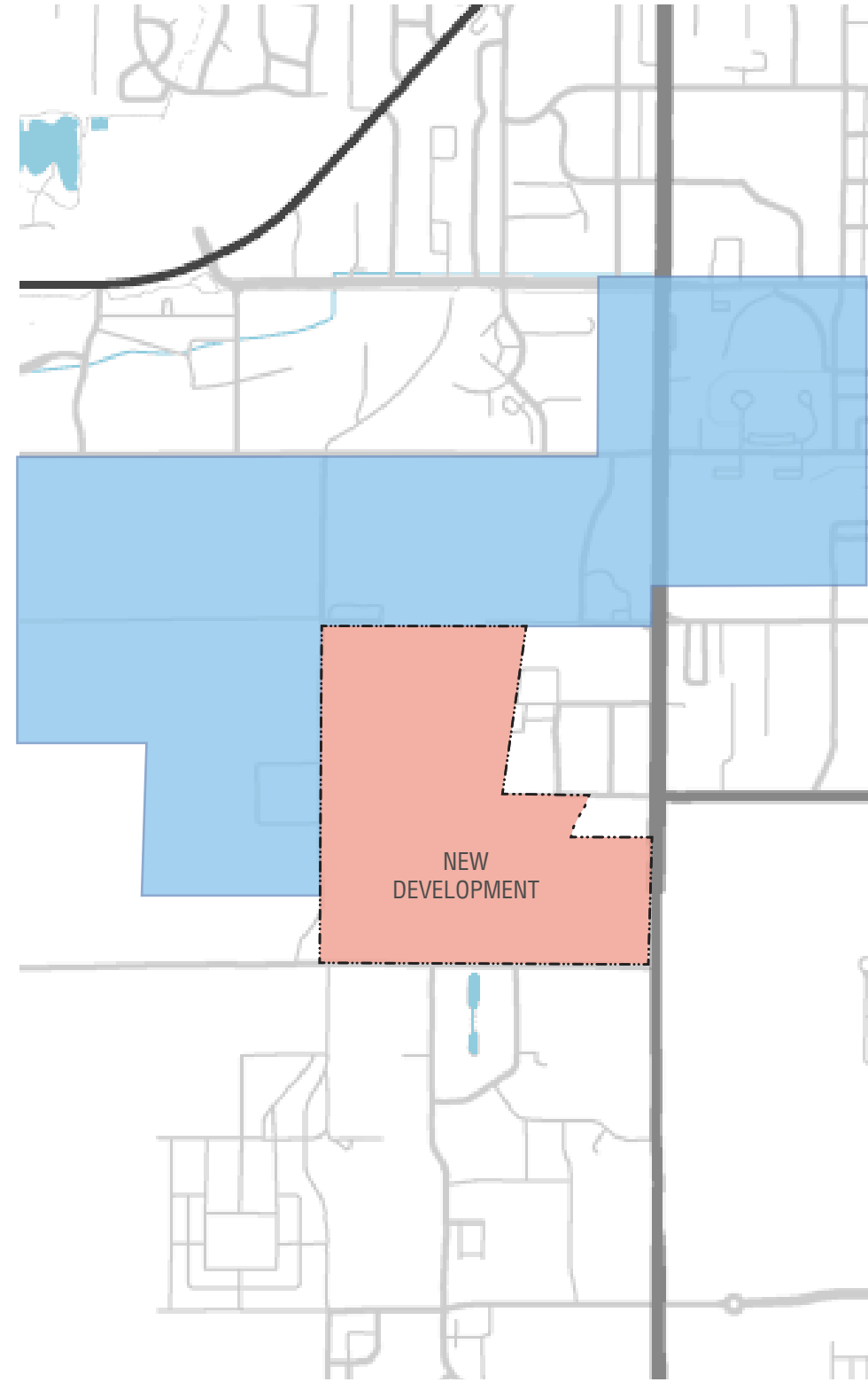
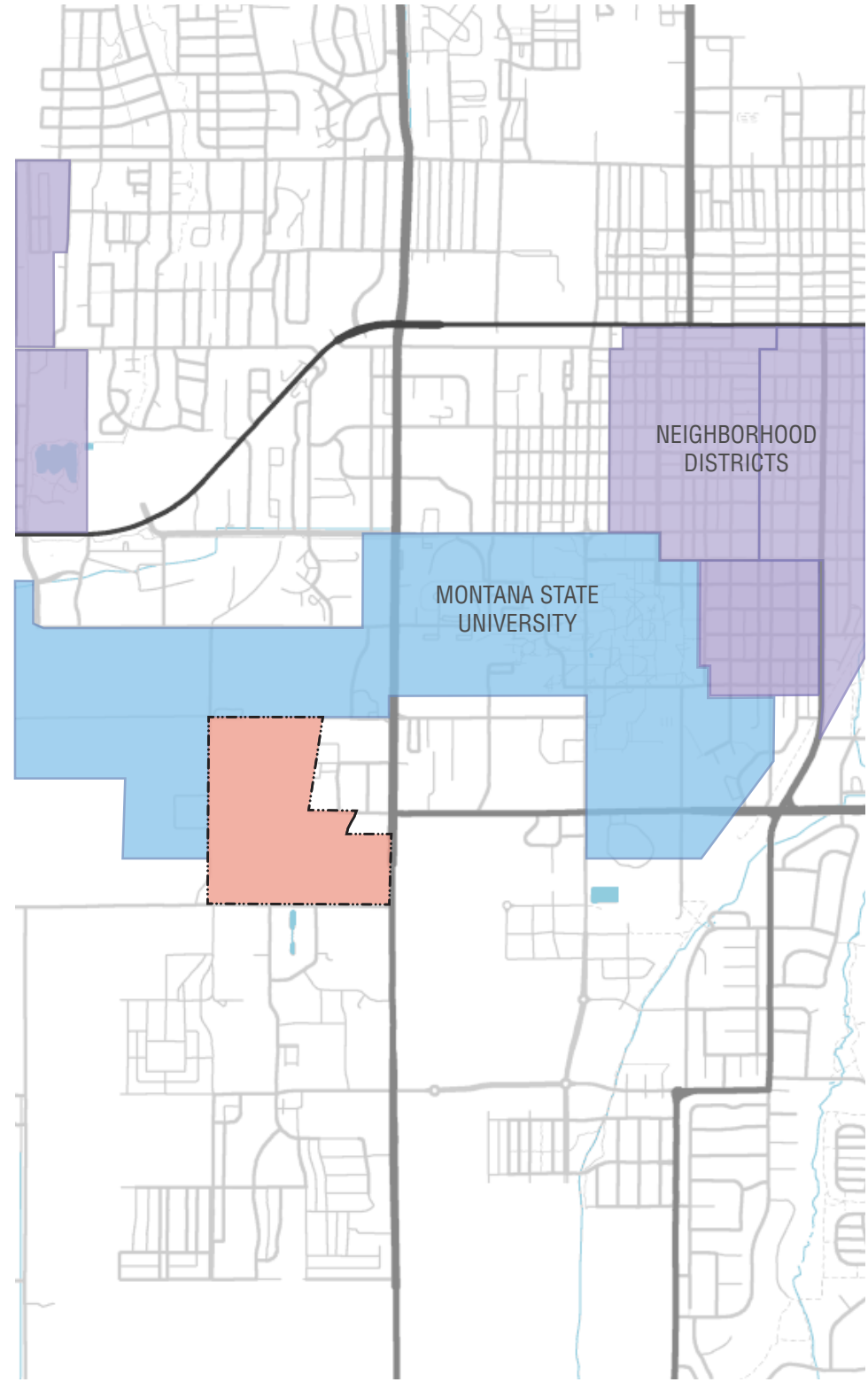
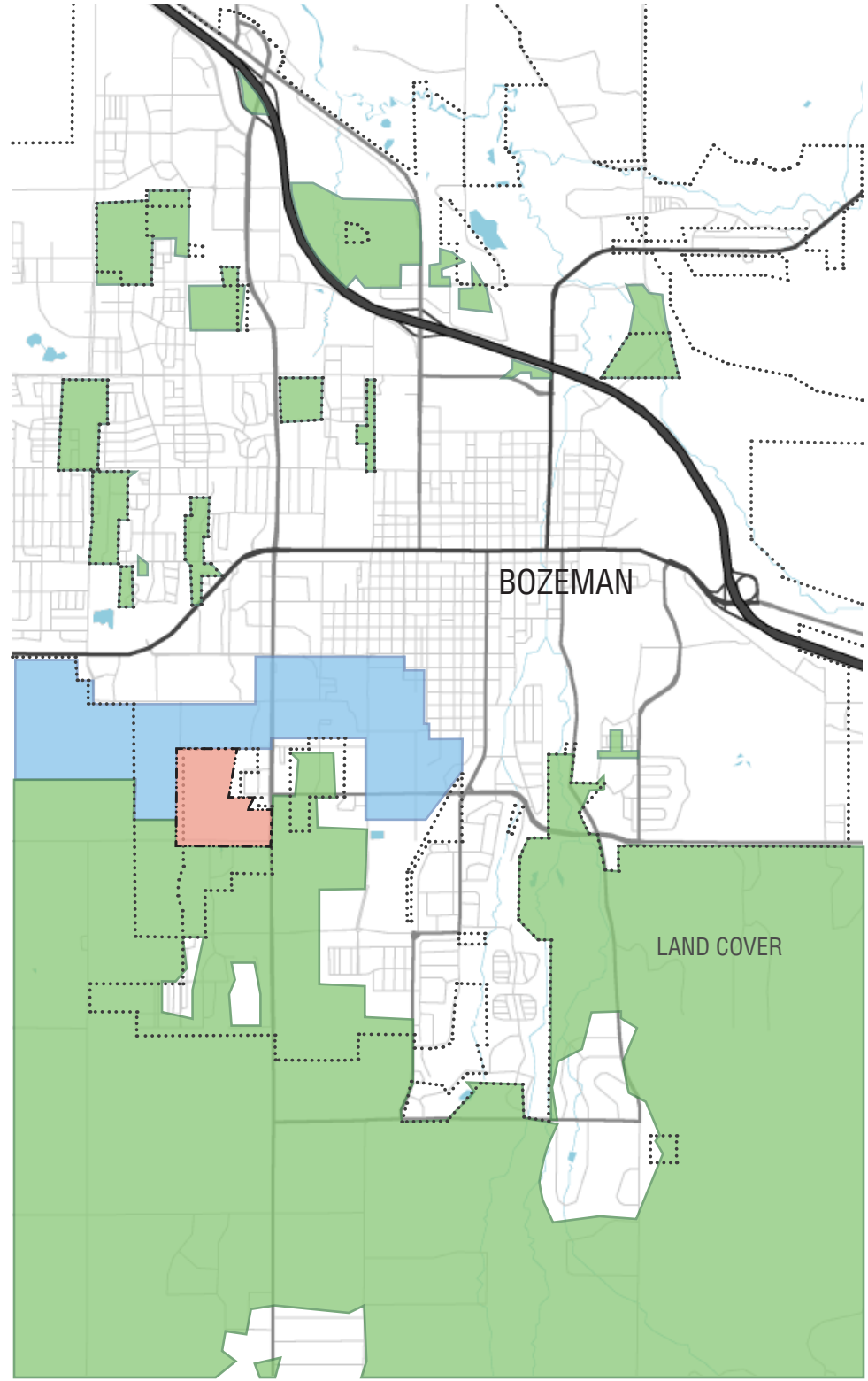


AAKER DEVELOPMENT  
TRADER JOE'S



MARCH 27, 2023

# CONTEXT | CITY & AREA MAPS



N  
1.0 MI

N  
0.75 MI

N  
0.5 MI

LAND COVER

MONTANA STATE UNIV.

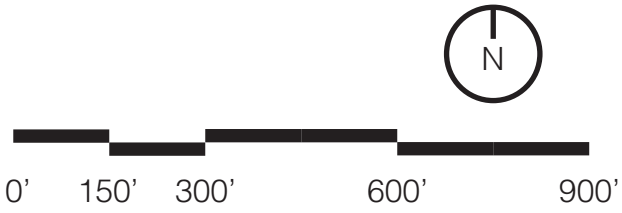
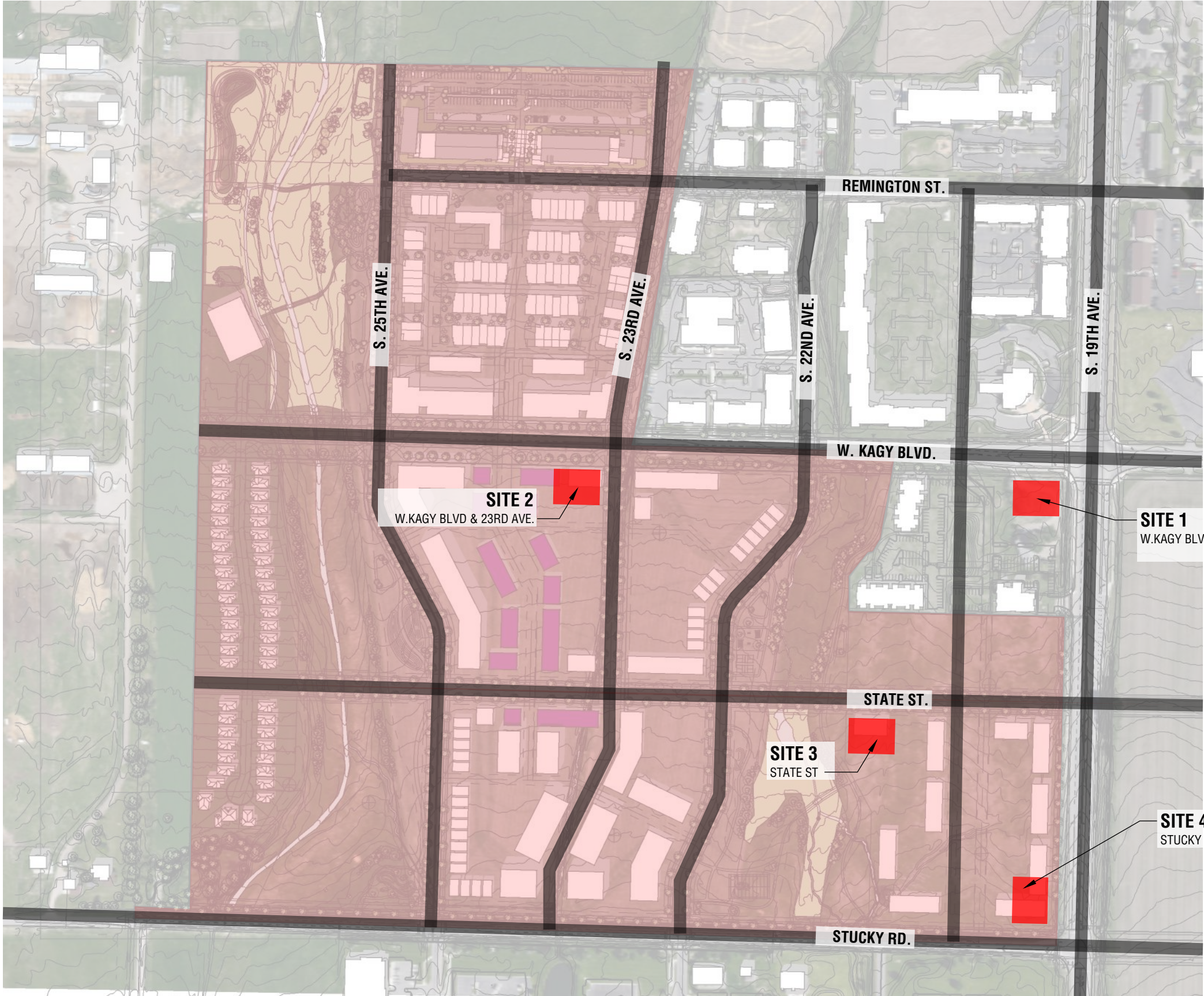
NEIGHBORHOOD DISTRICTS

NEW DEVELOPMENT

CITY BOUNDARY



# SITE PLAN | DEVELOPMENT

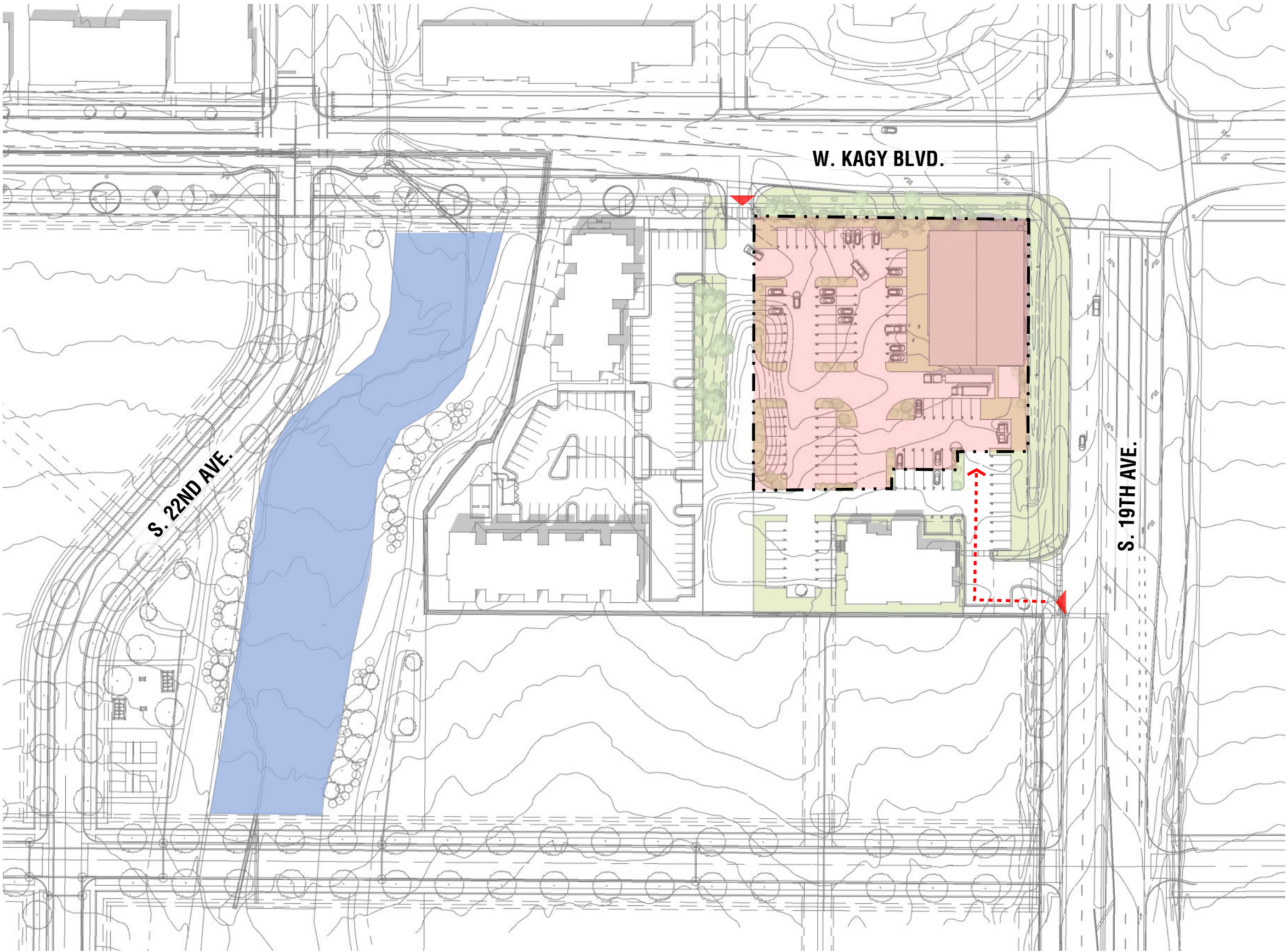




# SITE PLAN | OPTIONS

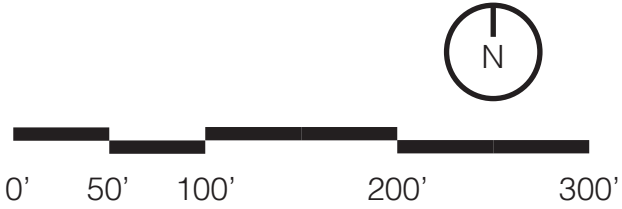
## SITE 1

W. KAGY BLVD. & S. 19TH AVE.



**SITE DATA**

|         |                            |
|---------|----------------------------|
| AREA    | 67,570 SF (APPROX 1.55 AC) |
| PARKING | 80 SPACES                  |

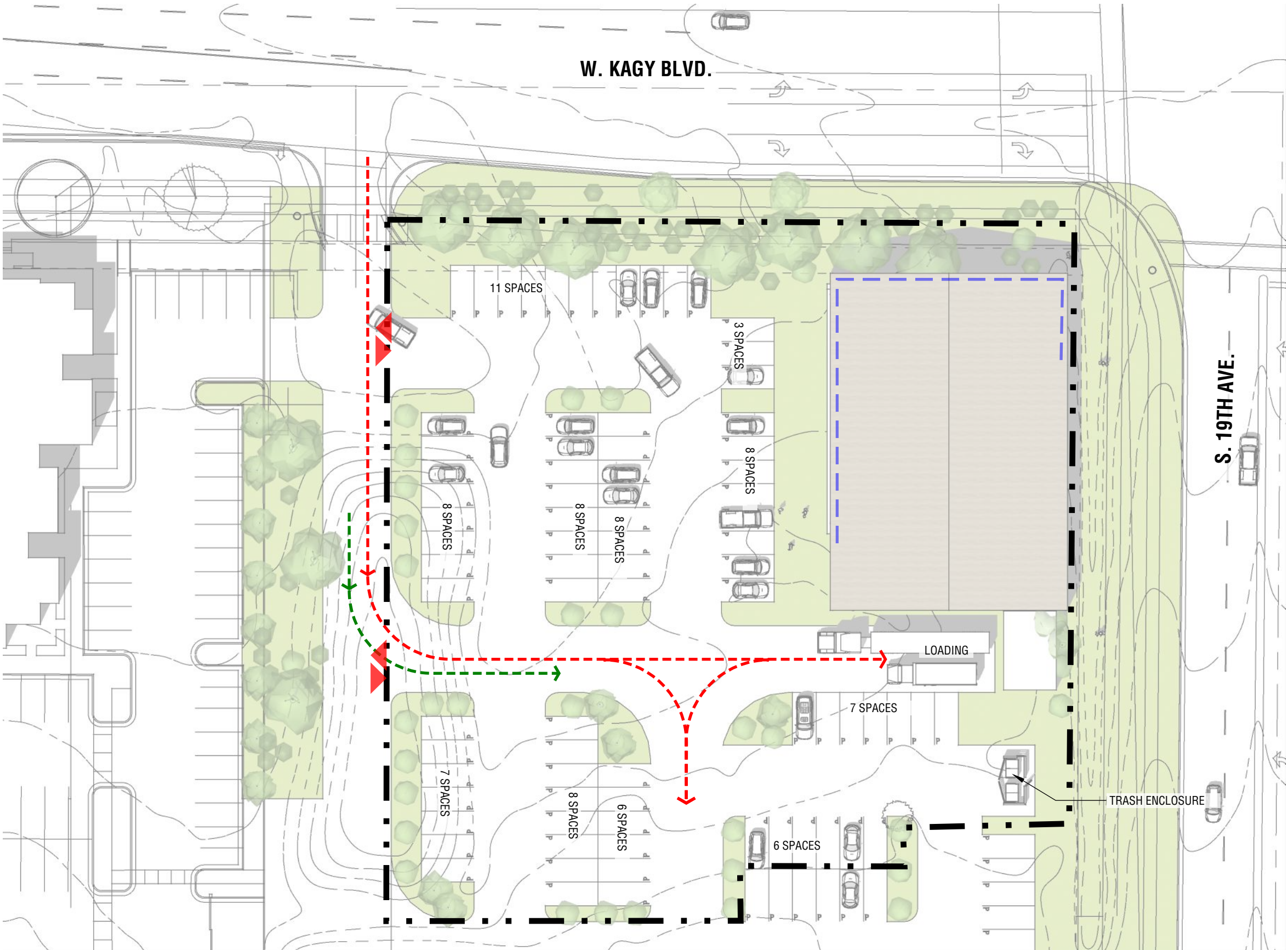




# SITE PLAN | OPTIONS

## SITE 1

W. KAGY BLVD. & S. 19TH AVE.



**SITE DATA**

AREA 67,570 SF (APPROX 1.55 AC)  
 PARKING 80 SPACES

**OPPORTUNITIES**

- PRIME FRONTAGE ON THE INTERSECTION OF KAGY & 19TH
- SERVICE & DELIVERY ACCESS FROM KAGY
- SITE READY FOR DEVELOPMENT

**CONSTRAINTS**

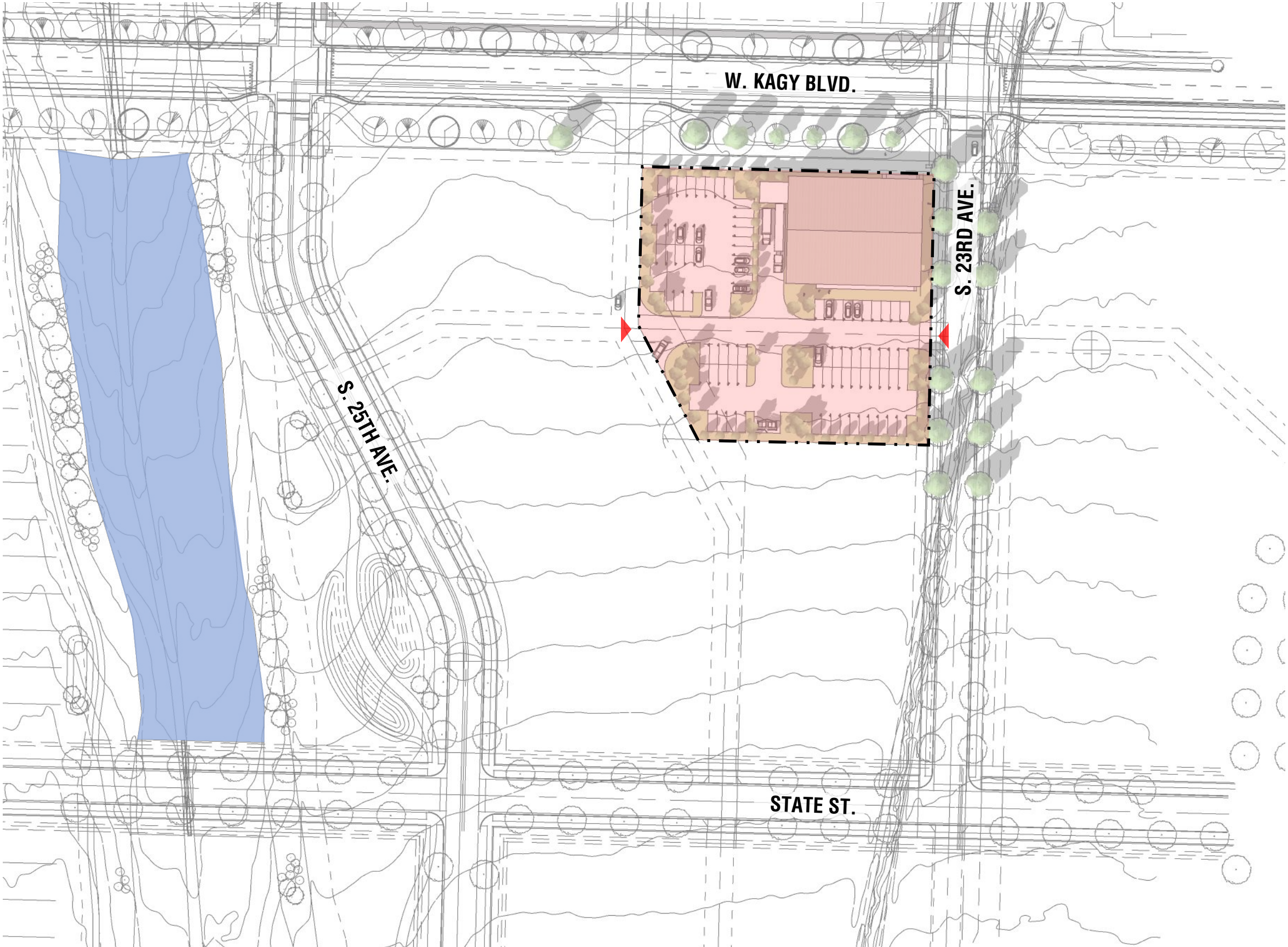
- LIMITED SITE AREA
- INTERNAL CURRENT PARKING LAYOUT WILL NEED TO BE MODIFIED
- POSSIBLE SHARED PARKING WITH OTHER PARCELS



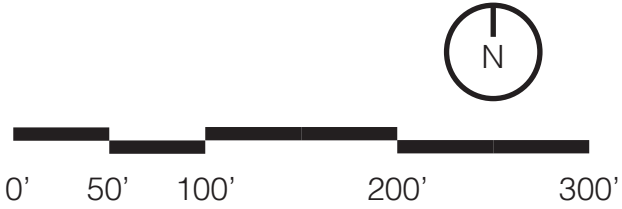
# SITE PLAN | OPTIONS

## SITE 2

W. KAGY BLVD. & S. 23RD AVE.



| SITE DATA |                            |
|-----------|----------------------------|
| AREA      | 67,930 SF (APPROX 1.56 AC) |
| PARKING   | 85 SPACES                  |

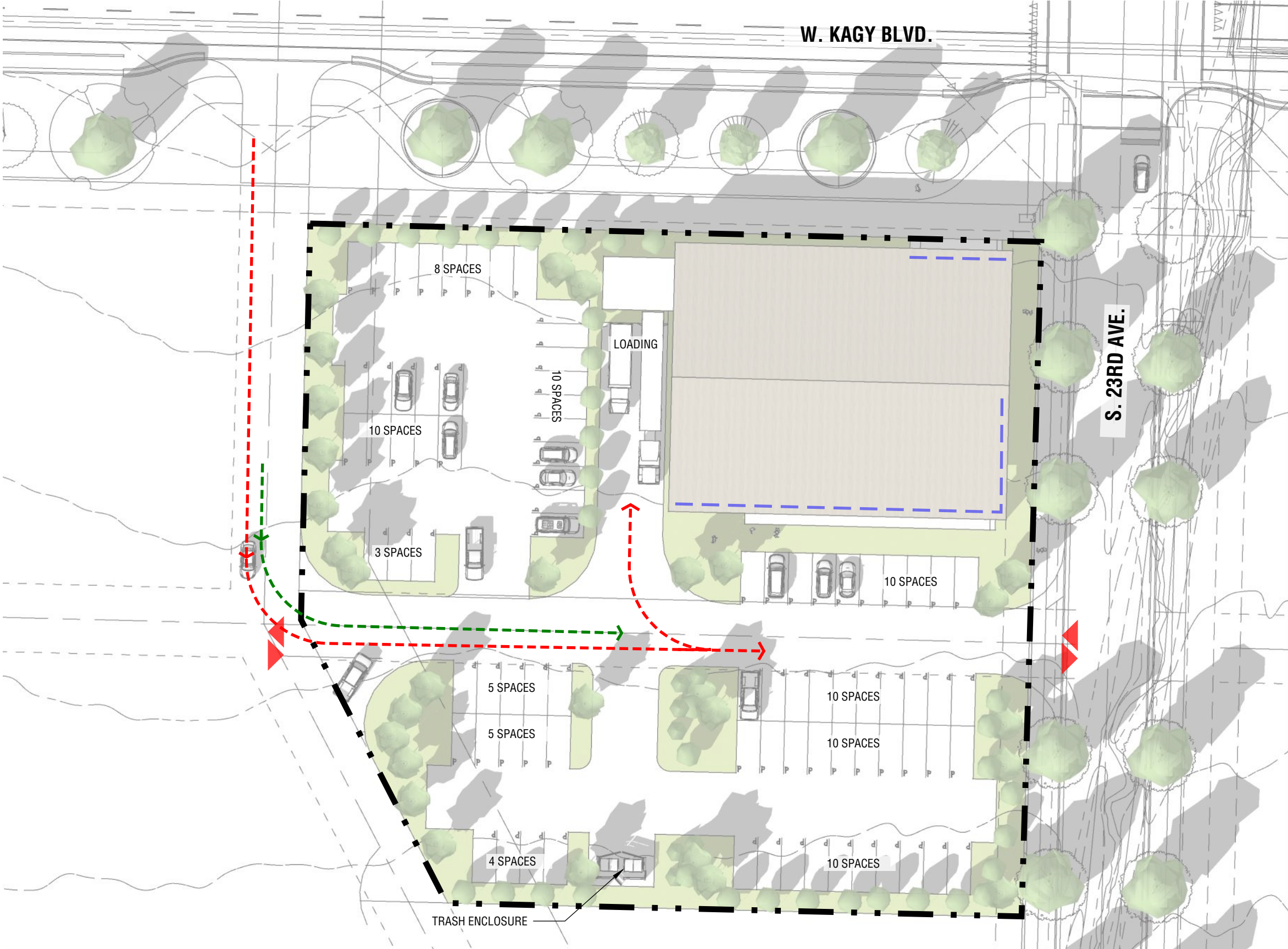




# SITE PLAN | OPTIONS

## SITE 2

W. KAGY BLVD. & S. 23RD AVE.



**SITE DATA**

AREA 67,930 SF (APPROX 1.56 AC)  
 PARKING 85 SPACES

**OPPORTUNITIES**

- LOCATED IN THE PROPOSED COMMERCIAL CORE
- SERVICE & DELIVERY ACCESS FROM EITHER KAGY OR 23RD

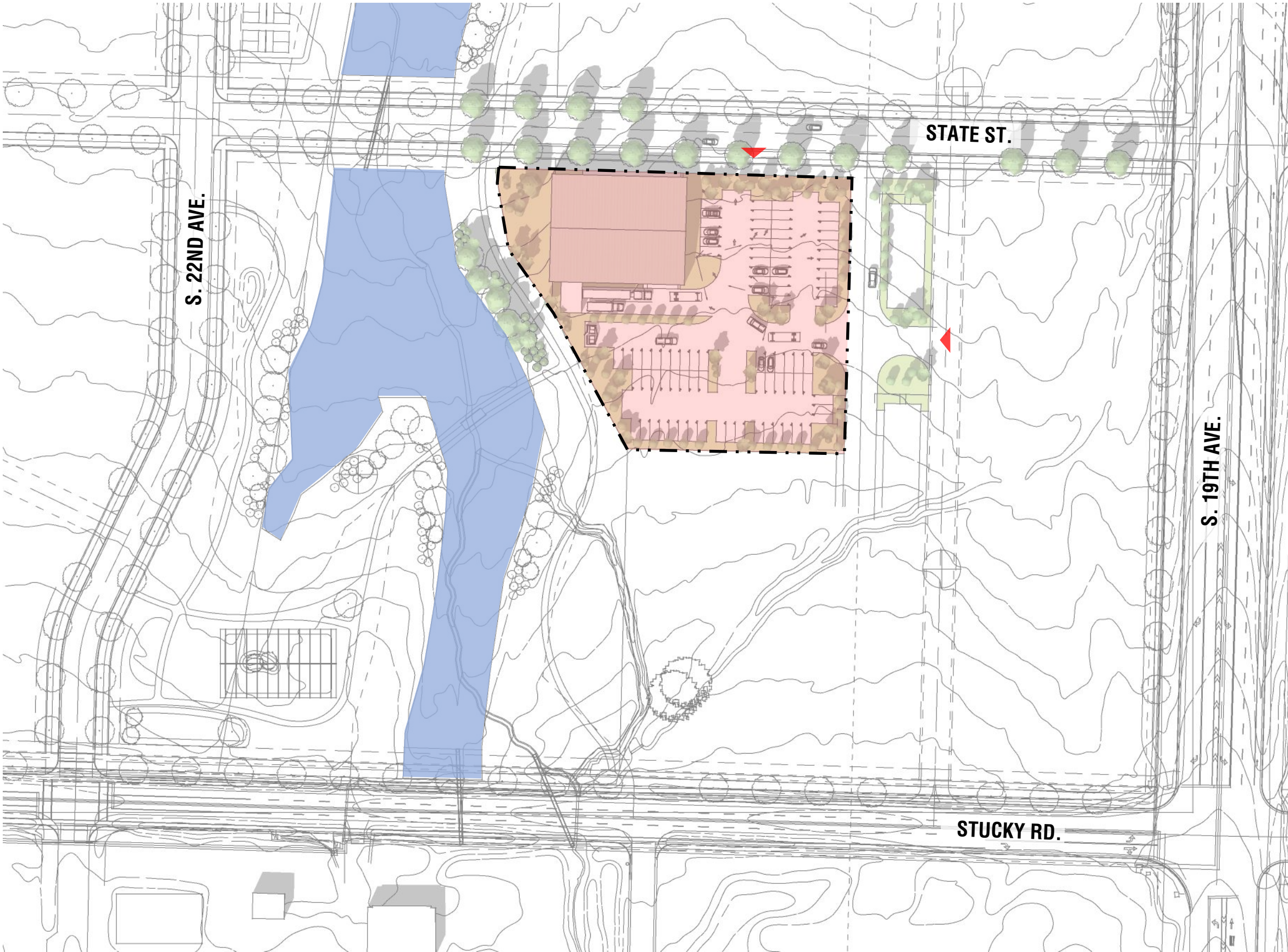
**CONSTRAINTS**

- MINIMAL SITE AREA (USING CURRENT MASTERPLAN PLAT)
- LOCATED FURTHER WEST THAN THE PRESENT COMMERCIAL AREA
- SITE WILL BE LATER DEVELOPED

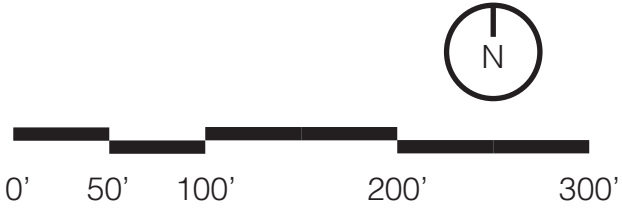


# SITE PLAN | OPTIONS

## SITE 3 STATE ST.



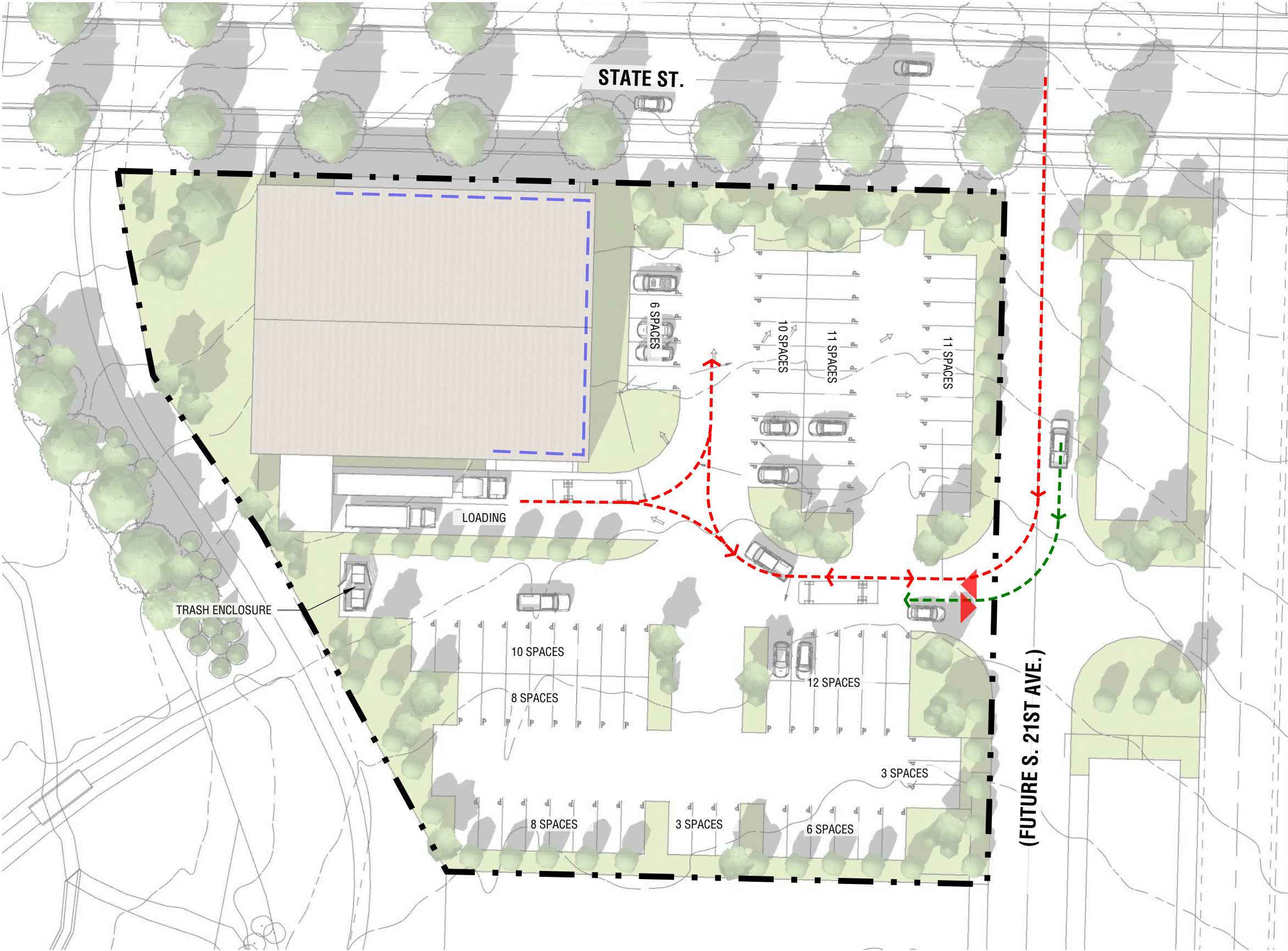
| SITE DATA |                           |
|-----------|---------------------------|
| AREA      | 74,250 SF (APPROX 1.7 AC) |
| PARKING   | 88 SPACES                 |





# SITE PLAN | OPTIONS

## SITE 3 STATE ST.



**SITE DATA**

AREA 74,250 SF (APPROX 1.7 AC)  
 PARKING 88 SPACES

**OPPORTUNITIES**

- FLEXIBILITY TO INCREASE SITE AREA TO THE SOUTH
- SITE IS FRONTING WETLANDS AND CAN BE A FEATURE FOR THE DEVELOPMENT

**CONSTRAINTS**

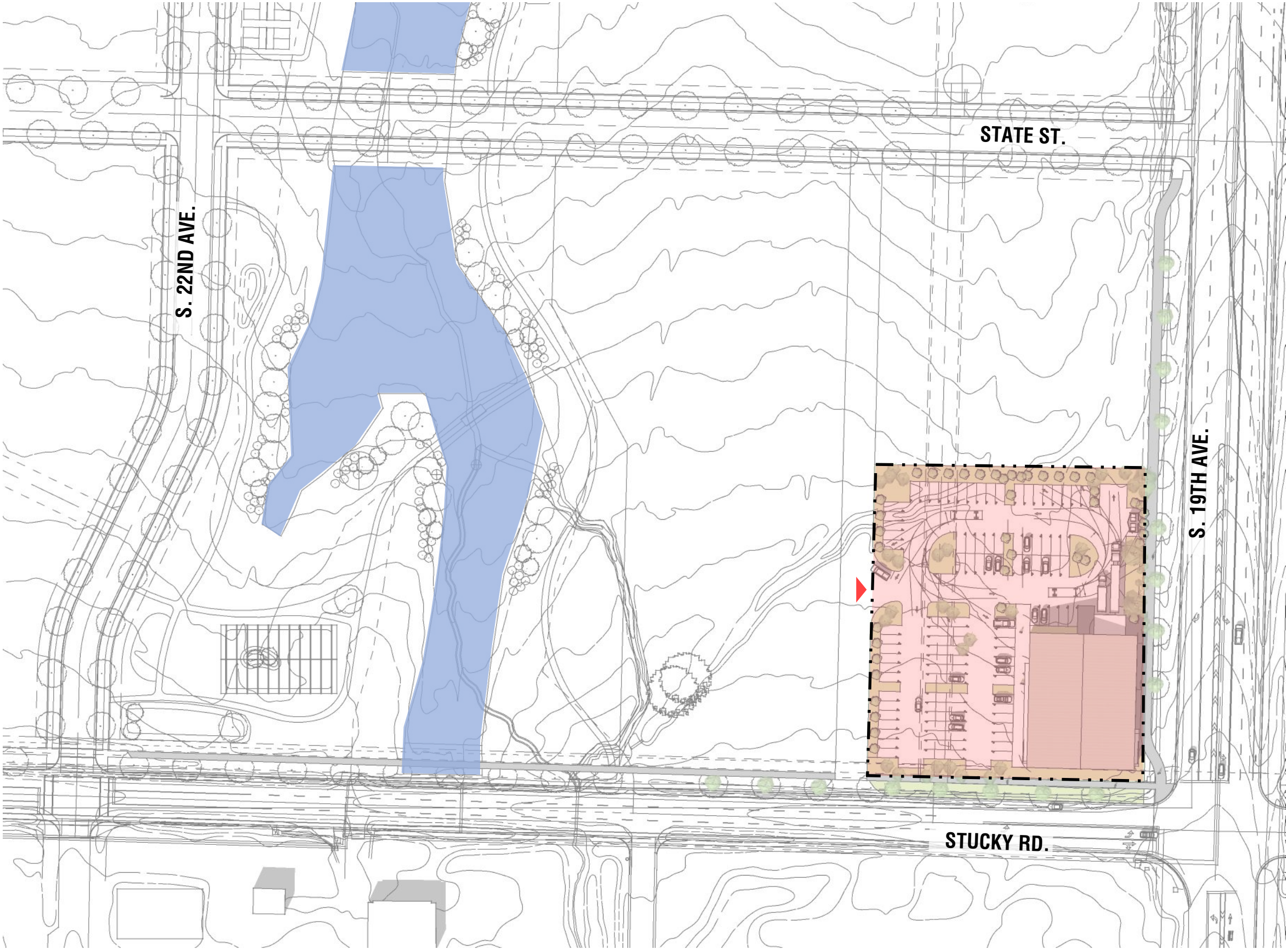
- LOCATED MORE INTERNAL AND LIMITED INITIAL EXPOSURE



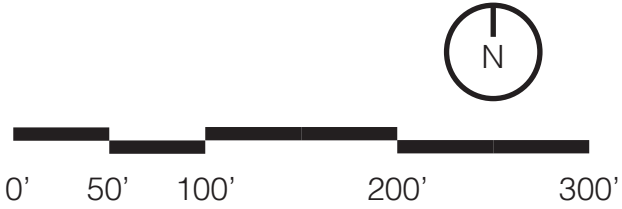
# SITE PLAN | OPTIONS

## SITE 4

STUCKY RD. & S.19TH AVE.



| SITE DATA |                            |
|-----------|----------------------------|
| AREA      | 75,300 SF (APPROX 1.73 AC) |
| PARKING   | 105 SPACES                 |





# SITE PLAN | OPTIONS

## SITE 4

STUCKY RD. & S.19TH AVE.



### SITE DATA

AREA 75,300 SF (APPROX 1.73 AC)  
 PARKING 105 SPACES

### OPPORTUNITIES

- FRONTAGE ON THE INTERSECTION OF STUCKY RD. & 19TH
- SERVICE & DELIVERY ACCESS FROM 21ST.
- CENTRALLY LOCATED TO EXISTING NEIGHBORHOOD

### CONSTRAINTS

- LOCATED ON THE SOUTHEAST EDGE OF PROPOSED DEVELOPMENT
- NO/LIMITED STREET ACCESS FROM S. 19TH AVE.



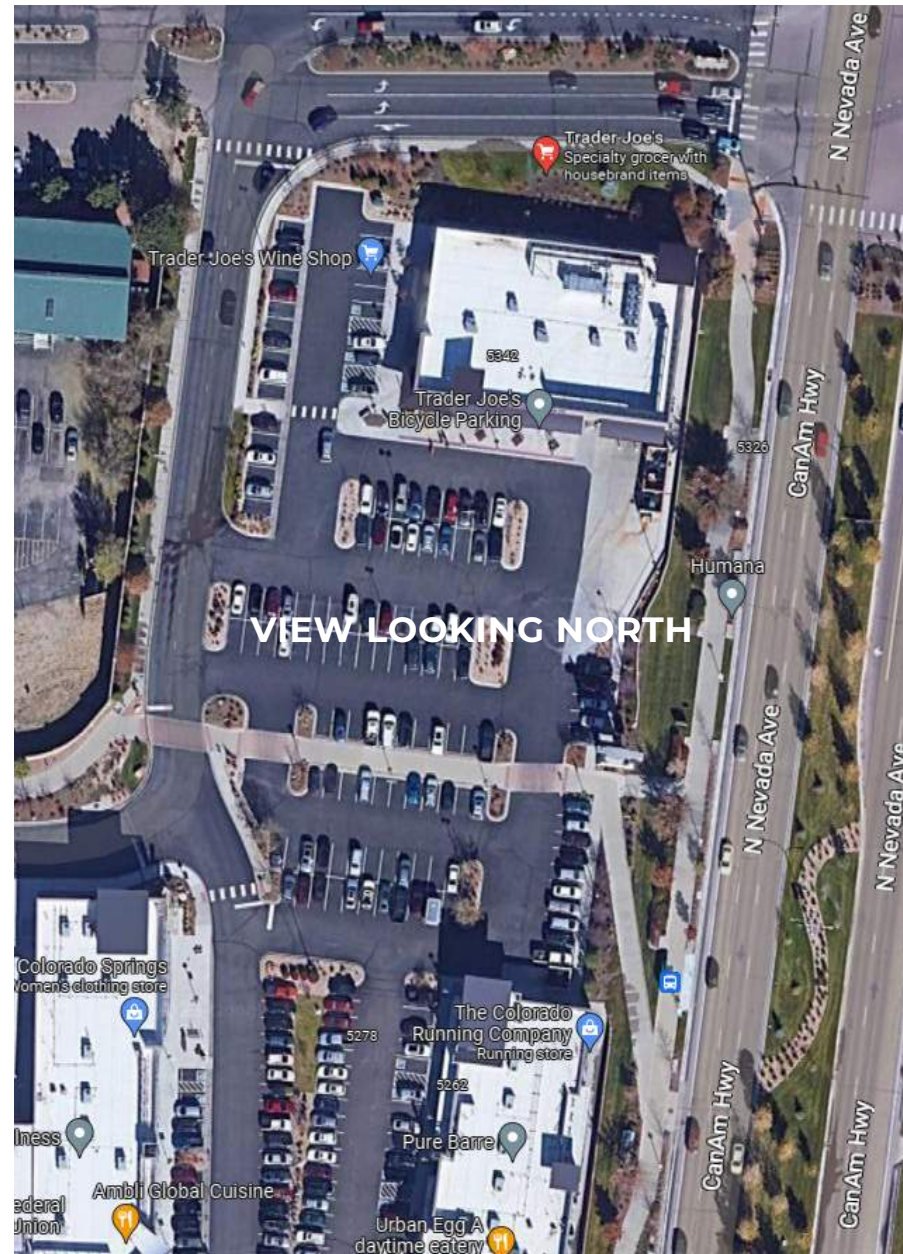


An aerial photograph of a rural landscape. In the foreground, there are large, flat agricultural fields with distinct patterns of tilling or planting. A cluster of buildings, including several large barns and a smaller structure with a red roof, is situated in the middle ground. To the right, there's a baseball field and a school building. In the background, a town or village is visible, followed by a range of rugged, brownish mountains under a clear blue sky. A semi-transparent dark grey rounded rectangle is overlaid on the upper part of the image, containing the text.

CASE STUDY  
**TRADER JOE'S**



01 - TRADER JOES COLORADO SPRINGS, CO

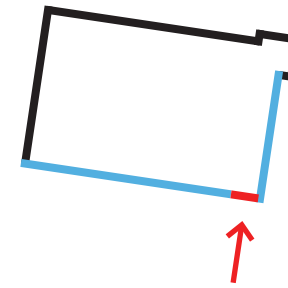


VIEW LOOKING NORTH



KEY INFORMATION:

BUILDING STOREFRONTS:



- TRANSPARENT
- OPAQUE
- LOADING

BUILDING AREA:

approx. 14,800 ft. sq.

PARKING COUNT:

90 spaces (4 accessible, 86 non-accessible)

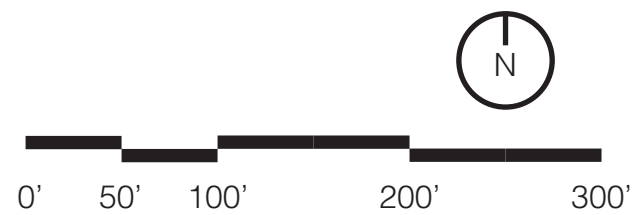
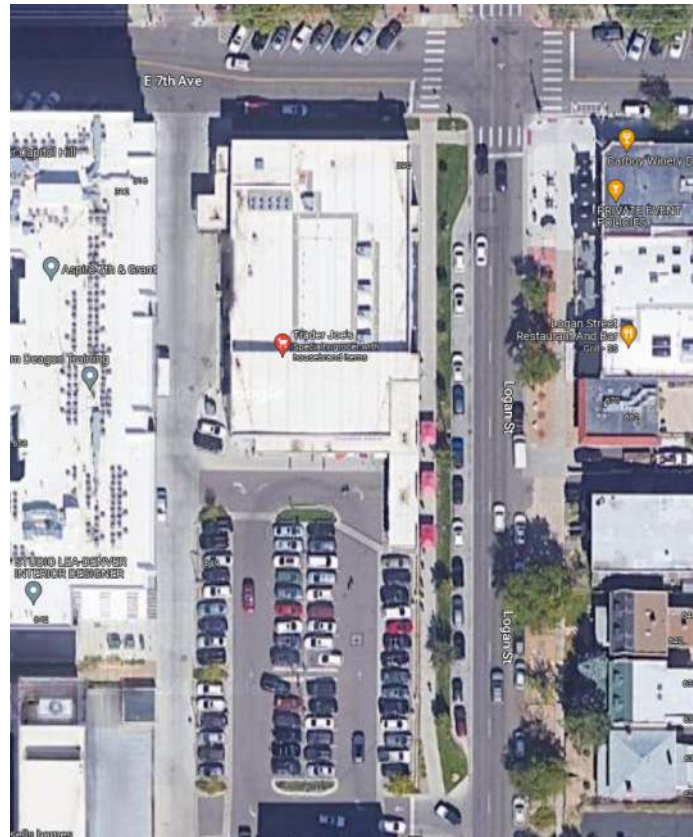
LOADING DOCK:

Apron (SE Corner)



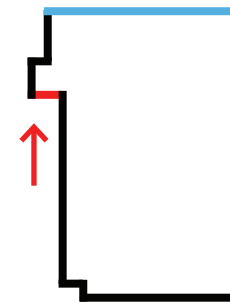


02 - TRADER JOES DENVER, CO (CAP HILL)



KEY INFORMATION:

BUILDING STOREFRONTS:



- TRANSPARENT
- OPAQUE
- LOADING

BUILDING AREA:

approx. 17,600 ft. sq.

PARKING COUNT:

72 spaces (3 accessible, 69 non-accessible)

LOADING DOCK:

Alley (Parallel Access)



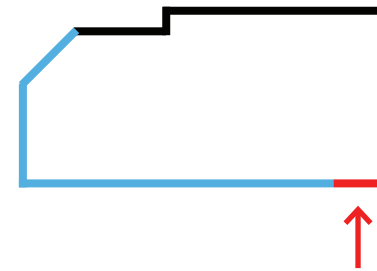


03 - TRADER JOES BOULDER, CO



KEY INFORMATION:

BUILDING STOREFRONTS:



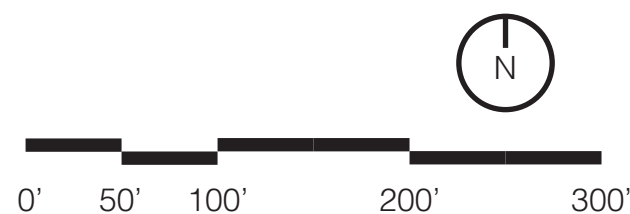
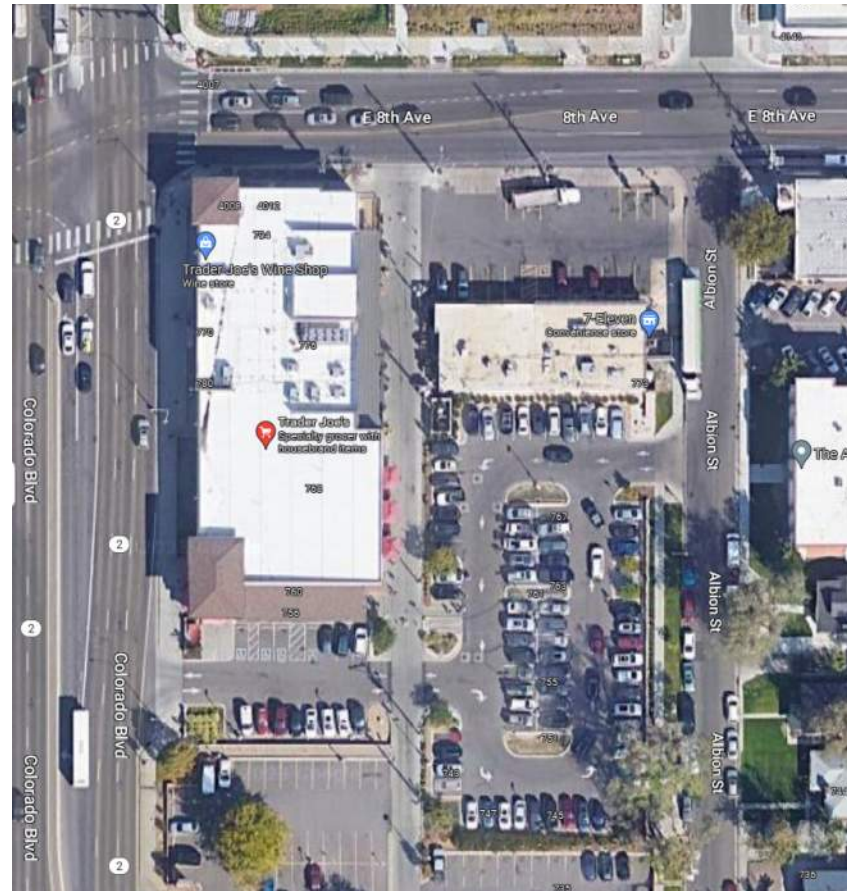
- TRANSPARENT
- OPAQUE
- LOADING

BUILDING AREA: approx. 18,850 ft. sq.  
 PARKING COUNT: 88 spaces (4 accessible, 84 non-accessible)  
 LOADING DOCK: Apron (Perpendicular)



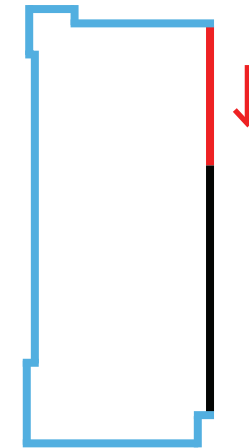


04 - TRADER JOES DENVER, CO



KEY INFORMATION:

BUILDING STOREFRONTS:



- TRANSPARENT
- OPAQUE
- LOADING

BUILDING AREA:

approx. 23,300 ft. sq.

PARKING COUNT:

89 spaces (4 accessible, 85 non-accessible)

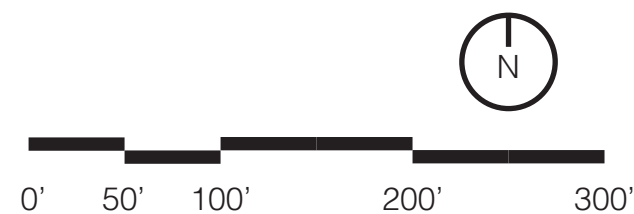
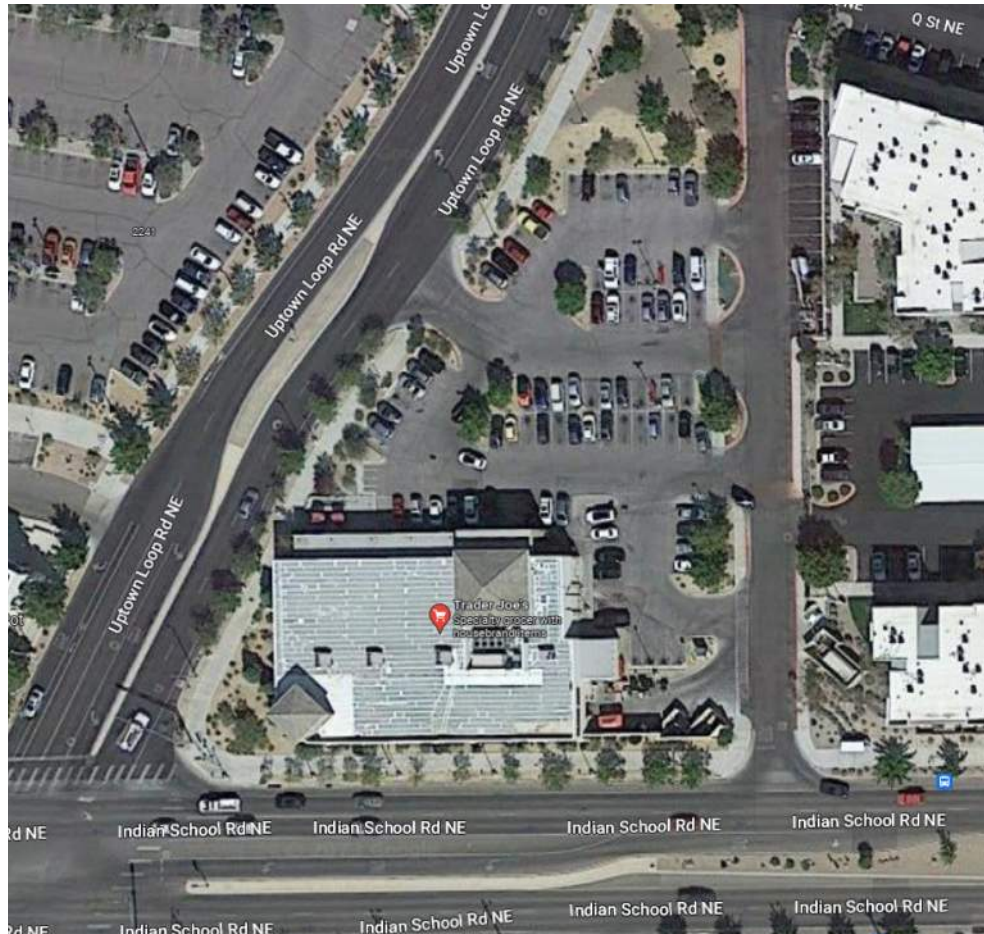
LOADING DOCK:

N/A - Alley (Parallel)

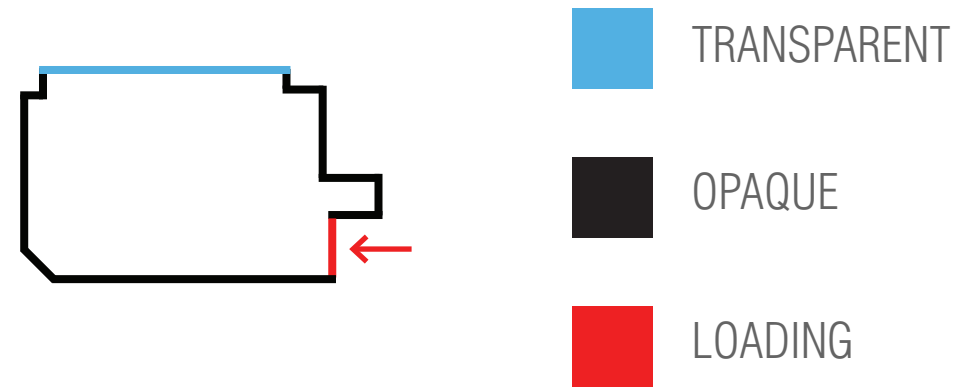




05 - TRADER JOES ALBUQUERQUE, NM



KEY INFORMATION:  
BUILDING STOREFRONTS:



BUILDING AREA: approx. 19,650 ft. sq.  
PARKING COUNT: 83 spaces (4 accessible, 79 non-accessible)  
LOADING DOCK: YES



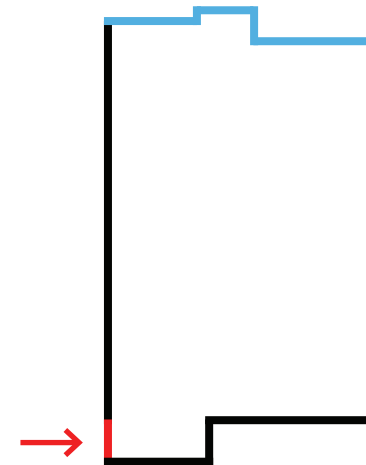


06 - TRADER JOES DRAPER, UT



KEY INFORMATION:

BUILDING STOREFRONTS:



- TRANSPARENT
- OPAQUE
- LOADING

BUILDING AREA:  
 PARKING COUNT:  
 LOADING DOCK:

approx. 35,050 ft. sq.  
 85 spaces (3 accessible, 82 non-accessible)  
 YES





