



# RESTAURANT OPPORTUNITIES

# Colorado's Largest Shopping Destination

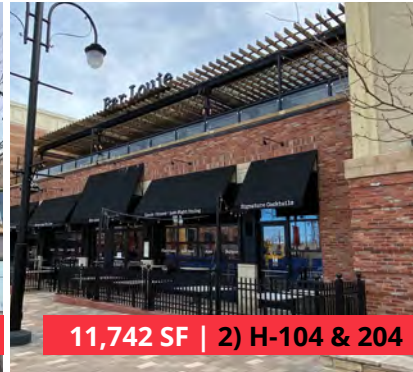
## NEW TENANTS, NEW AMENITIES, NEW EXPERIENCES

- Southlands is the largest shopping destination in Colorado, encompassing 1.7 million square feet of retail and office space in one of the fastest growing and most affluent areas of the country
- Timeless architecture, beautiful landscaping, and the backdrop of the Rocky Mountains creates an ambiance that contributes to Southlands being such a popular destination
- Seasonal events like farmer's markets, outdoor concerts, outdoor ice skating, and the annual holiday parade help to drive traffic year-round
- Additional features including interactive fountains, a fire pit, and a children's play area contribute to a longer-than-average customer dwell time
- Southlands has over 170,000 square feet of leased office space. Employees of these spaces contribute to Southlands as they are active shoppers and diners.

# SITE PLAN



# AVAILABLE SPACES



# #F-106

## FORMER SWEET BASIL CAFE

- 6,911 SF
- Fully built out
- Excellent visibility to Town Square
- Patio for Outdoor dining
- Endcap
- Perfect for Breakfast, Italian, Mediterranean or Chinese



*\*Final remaining inventory and equipment list is still pending and not all items shown may be available*

# #H-104 & 204

## FORMER BAR LOUIE

- Lower Level 6,166 SF  
Upper Level 5,576 | 11,742 SF Total
- Full restaurant buildout remains including walk in and hoods
- Large Bar
- Beautiful upper level patio overlooking the newly renovated Town Square
- Adjacent to Mt. Fuji Sushi & Hibachi



# #L-112

## FORMER MCALISTERS

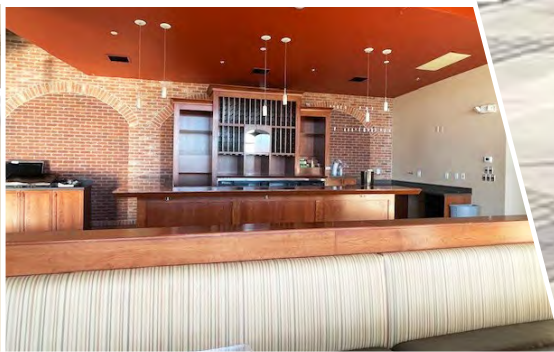
- 4,029 SF + patio
- Prominent endcap
- Full restaurant build out minus a hood
- Centrally located along Main Street
- Perfect for Perfect for Pizza, Salads, Soup & Sandwiches, or Vegan Concept



# #L-114 & L-115

## FORMER WINE EXPERIENCE

- 4,542 SF
- Restaurant & Wine Bar
- Hood will remain
- Hard corner with direct visibility to top producing Lazy Dog
- Expansive parking field





WHY SOUTHLANDS?

## The Southlands Shopper

- The surrounding 5-mile trade area has an average household income of more than \$150,000 with more than 162,000 residents and growing quickly
- Southlands shoppers are primarily young, female, and well-educated with a six-figure average household income

71% of Southlands shoppers have children at home

|                               | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------------------|-----------|-----------|-----------|
| 2023 Population               | 85,638    | 159,999   | 530,374   |
| Bachelor's Degree             | 35.1%     | 32.8%     | 30.8%     |
| 2023 Average Household Income | \$174,603 | \$162,094 | \$133,768 |

Source: Esri, 2023

## M & J Wilkow

M & J Wilkow's approach to real estate emerged distinctively from an owner's perspective and has evolved over 80 years in the real estate business. It is based on the philosophy that value is first created and then enhanced by the implementation of a thoughtfully conceived strategic plan. The plan spells out a series of interrelated, value-driven objectives, as well as the means for achieving them.

At the present time, the company's portfolio consists of 53 properties, which includes 22 office buildings, and 31 retail properties consisting of approximately 12.6 million square feet. The aggregate market value of the portfolio is estimated to be in excess of \$2.8 billion.

### LEASING CONTACTS



M&JWILKOW



**Erik Christopher**  
Managing Principal  
303.390.5252  
[erik.christopher@srsre.com](mailto:erik.christopher@srsre.com)



**Tami Lord**  
Senior Vice President  
303.390.5244  
[tami.lord@srsre.com](mailto:tami.lord@srsre.com)