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EXECUTIVE OVERVIEW

DESCRIPTION	Entitled Land at Super Regional Intersection
LOCATION	NWC of Interstate 25 And Baseline Road (Highway 7)
COUNTY	Broomfield
TOTAL ACREAGE AVAILABLE	115 Acres
ACCESS	Baseline Road (Highway 7) and Huron Street
ZONING	Northlands PUD, Amendment No. 2 (See exhibit for approved uses)
HIGHWAY FRONTAGE	2500' along I-25 — 2100' along Baseline Rd (Hwy 7)
RECORDED OWNER	IKEA Property, Inc.
OFFERING	115 Acres – Bulk Sale

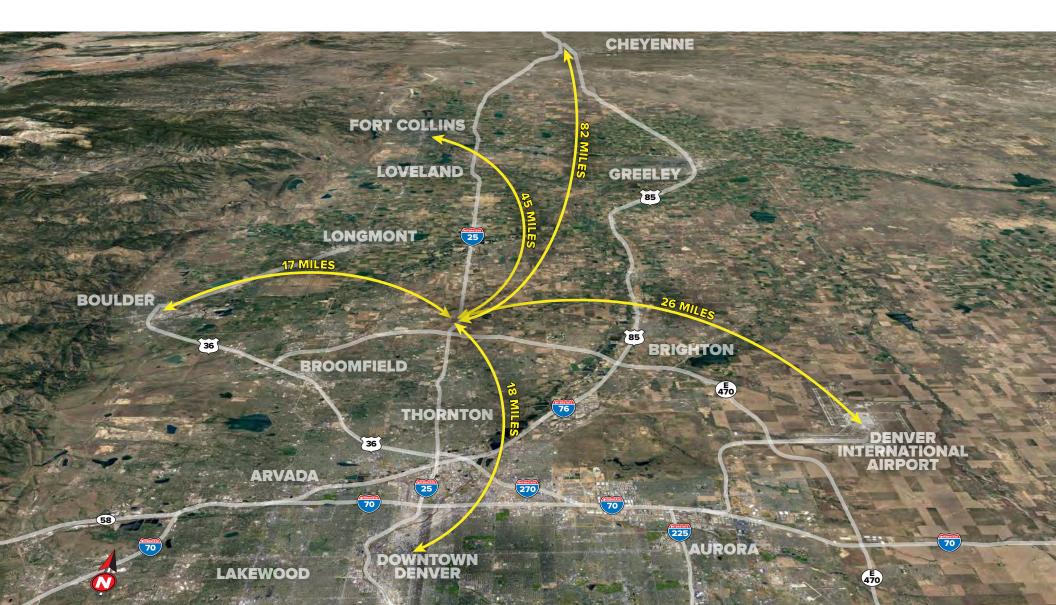
Legend Partners LLP has been engaged to sell the 115 acres at the northwest corner of Interstate 25 & Baseline Rd (Highway 7) in Broomfield, CO. We are only accepting offers for the entire property.

The offering provides qualified purchasers with the rare opportunity to acquire a large tract of land at one of the major intersections servicing North Metro Denver and Northern Colorado. The intersection of Interstate 25 & Baseline Rd (Highway 7) is a regional commercial intersection that serves as the gateway to the fast-growing suburbs of Broomfield, Thornton, Erie & Lafayette. The site has excellent visibility from both I-25 and Baseline Rd with a cumulative total of 141,000 VPD.

The intersection of I-25 & Baseline Rd (Highway 7) is home to major retailers such as Costco, Home Depot, Dick's Sporting Goods (Dick's House of Sport under construction), Living Spaces, Top Golf, and Winco (coming soon). King Soopers opened a 123,000 SF Marketplace store just west of this intersection. Whole Foods is planned southwest of the property. Children's Hospital is open west of this intersection & CU Health System purchased 80 acres along Baseline for a future hospital campus.

LOCATION OVERVIEW

The site is located at the regional intersection of Interstate 25 & Baseline Rd (Highway 7) in Broomfield, CO with easy access to major transportation arteries. Interstate 25 is the gateway to the fast-growing communities along the Northern Front Range. This site is strategically located 45 miles from Fort Collins, 17 miles from Boulder, and 18 miles from Downtown Denver. It has the ability to service all of Metro Denver and the Northern Front Range. Located one mile north of E-470 also allows easy access to Denver International Airport 26 miles away.









NORTHLANDS

PLANNED UNIT DEVELOPMENT- AMENDMENT NO.2

AN AMENDMENT TO THE NORTHLANDS PLANNED LINET DEVELOPMENT AMENDMENT NO.1. AUGUST 28, 2012. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

NORRIS DESIGN

BUILDING AND PARKING SETBACKS

BUILDING

75

30

75

BUILDING SEPARATION

SIMILAR LAND USE

SITE COVERAGE

*OPEN AREAS WITHIN ANY INDIVIDUAL SITE DEVELOPMENT PLAN MAY BE LESS THAN 25%: HOWEVER

DRAINAGE/DETENTION AREAS CAN BE INCLUDED IN THE OVERALL 25% OPEN AREA REQUIREMENTS

AREAS WITHIN EACH PARCEL NOT COVERED BY BUILDINGS, PARKING OR DRIVEWAYS. OPEN AREAS MI

FOR THE DEVELOPMENT, OPEN AREAS WITHIN DEVELOPMENT PARCELS ARE DEFINED AS THOSE

ISLANDS, LAKES, PONDS, BIKEWAYS, TRAILS, STRUCTURAL PARKING IN COVERED BY PEDESTRIAN

GRADED SITE OR GROUND LEVEL. ELIGIBLE OPEN AREAS MUCH BE ACCESSIBLE TO THE PUBLIC OR

THE OCCUPANTS OF THE DEVELOPMENT, VARIATION FROM THESE STANDARDS MAY BE REQUESTED

MAXIMUM BUILDING HEIGHTS

ARCHITECTURAL DESIGN FEATURES AND/OR ICON SIGNS ARE ALLOWED TO EXCEED THE MAXIMUM

FOLLOWING POINTS: 1. "TOP" IS THE POINT OF THE ROOF STRUCTURE WHICH IS HIGHER THAN ALL THE OTHER POINTS (EXCLUDING ROOF APPURTENANCES, SUCH AS MECHANICAL PENTHOUSES, ROOF EQUIPMENT SCREENS, ELEVATOR SHAFTS, STAIRWAYS, SKYLIGHTS, PARAPET WALLS, UNOCCUPIED TOWERS, ETC.). FOR PITCHED ROOF STRUCTURES, THE TOP SHALL MEAN THE AVERAGE ELEVATION BETWEEN THE HIGHEST PEAK (NOT EXCLUDING APPURTENANCES/MECHANICAL AREAS) AND THE LOWEST POINT OF THE ROOF, 2, 'BOTTOM' IS THAT POINT WHICH IS VERTICALLY EQUIDISTANT (AVERAGE ELEVATION BETWEEN THE HIGHEST AND LOWEST POINTS WHERE THE FINISHED GRADE

PUBLIC LAND DEDICATION (PLD) IN CONNECTION WITH RESIDENTIAL DEVELOPMENT, IF ANY. OF PARCEL C WILL BE CALCULATED AT 24 ACRES PER 1000 RESIDENTS GENERATED BY SUCH DEVELOPMENT (OR \$43,560 PER ACRE FOR CASH, IN, LIFLL OF DEDICATION PROVIDED

THAT AT LEAST 25% OF ANY RESIDENTIAL SITE WILL BE PLD), OR, AT THE ELECTION OF THE

APPLICANT, CALCULATED PURSUANT TO THE CURRENT GENERALLY-APPLICABLE AND

UNIFORM REQUIREMENTS OF THE CITY AND COUNTY OF BROOMFIELD.

BUILDING HEIGHT, BUILDING HEIGHT IS MEASURED AS A VERTICAL DISTANCE BETWEEN. THE

INCLUDE ALL LANDSCAPED AREAS, LANDSCAPED ENTRIES, LANDSCAPED ROOFS, LANDSCAPE

THE ENTIRE NORTHLANDS DEVELOPMENT WILL MAINTAIN A MINIMUM OF 25% OPEN AREA

MINIMUM SEPARATION

PARKING

30"

30"

50"

DISSIMILAR LAND USE

30"

30"

75%

65%

90%

65%

25%

MAXIMUM HEIGHT

601

60'

60'

SETBACKS FROM

USE

MAXIMUM BUILDING COVERAGE IN EACH LOT

COVERAGE FOR COMMERCIAL

COVERAGE FOR RESIDENTIAL

COMMERCIAL

MAXIMUM PARKING/DRIVEWAY COVERAGE IN EACH LOT

MAXIMUM COMBINED BUILDING & PARKING/ DRIVEWAY

MAXIMUM COMBINED BUILDING & PARKING/ DRIVEWAY

MINIMUM OPEN AREA REQUIREMENT FOR RESIDENTIAL

AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL AND REVIEW.

USE

CORPORATE OFFICES/PROFESSIONAL OFFICES

INTERSECTS THE OUTSIDE WALLS OF THE BUILDING

PUBLIC LAND DEDICATION

COMMERCIAL/RETAIL

HOTEL

RESIDENTIAL

MINIMUM PRIVATE OPEN AREA REQUIREMENT FOR

STATE HWY 7

HURON STREET

INTERSTATE 25

RESIDENTIAL

COMMERCIAL

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1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 F 303.892.1186 www.norris-design.com

DEVELOPMENT
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OWNER IKEA PROPERTY, INC. 420 ALAN WOOD RD

UNIT NT N

CONSHOHOCKEN, PA 19428

NOT FOR CONSTRUCTION

DATE:

10.03.2017

SHEET TITLE: LAND USE PLAN

NORTHLANDS PERMITTED LAND USES PRINCIPLE LAND USES PARCEL A PARCEL C OFFICE RETAIL SERVICES Х LODGING X HOTEUCONFERENCE CENTER ENTERTAINMENT AND RECREATION MEDICAL AND DENTAL OFFICES **BUSINESS SERVICES** MEDICAL AND DENTAL OFFICES BUSINESS SERVICES RETAIL ESTABLISHMENTS IN-LINE RETAIL PAD SITES **PESTAUPANTS** DRIVE THROUGH FACILITIES REGIONAL RETAIL GAS STATIONS BOAT SALES & STORAGE (AS AN ACCESSORY USE)

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X

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AUDITORIUMS

FITNESS CLUBS

PUBLIC/PRIVATE SCHOOLS

PUBLICIPRIVATE OPEN LANDS

ACCESSORY USES

/AREHOUSE

ESIDENTIAL

FOUR-PLEX

SENIOR HOUSING

SCALE: 1" = 250

TOMOBILE SALES

COMMERCIAL & PRIVATE RECREATIONAL

WATER QUALITY & DETENTION PONDS

SINGLE FAMILY ATTACHED

LIMITED CARE FACILITIES

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PROHIBITED LAND USES		,	_ 11 / /	//

#45.5 AC

AMUSEMENT PARKS, OR SPORTS ARENAS, INCLUDING GOLF COURSES OR COUNTRY CLUBS. TRUCKS, TRAILER, HEAVY MACHINERY, OR FARM EQUIPMENT STORAGE OR SERVICE

- MANUFACTURE OR STORAGE OF OIL, GASOLINE, OR PETROLEUM PRODUCTS FROM DISTRIBUTION, NOT INCLUDING GASOLINE SERVICE STATIONS
- CAR WASHES EXCEPT AS AN ACCESSORY USE
- ANIMAL KENNEL FACILITIES EXCEPT AS AN ACCESSORY USE
- CHEMICAL MANUFACTURING PLANTS
- CEMENT, CONCRETE, LIME, OR GYPSUM MANUFACTURING
- FERTILIZED MANUFACTURING
- G

LAND USE MAP

- AGGREGATE PLANTS COMMERCIAL MANUFACTURING OR STORAGE OF HAZARDOUS MATERIALS SUCH AS
- GASOLINE, FLAMMABLE LIQUIDS, GASSES, AND INDUSTRIAL WASTE PRODUCTS OUTDOOR STORAGE OF RUBBISH, REFUSE, WASTES, JUNK OR SALVAGE YARDS, AUTOMOBILE, TRUCK, OR MACHINERY STORAGE, SHIPPING CONTAINERS, OR VEGETABLE OR ANIMAL
- BY-PRODUCTS
- K. LANDFILLS OR RECYCLING FACILITIES SEXUALLY ORIENTED BUSINESSES

I AND HEE TARKE

DINO USE TABLE						
	PARCEL	AREA (ACRES)	LAND USE	MAXIMUM RESIDENTIAL	MAXIMUM COMMERCIAL	
		AREA (AURES)		UNITS	GROSS F.A.R.	SQUARE FOOTAGE
	A	45.6	COMMERCIAL	N/A	0.5	993,168
	В	18.2	COMMERCIAL	N/A	0.5	396,396
	С	52.2	MIXED USE	525	0.5	1,136,916
	TOTAL	116.0		525	0.5	2,526,480

NOTES: ACREAGES OF PARCEL A, PARCEL B AND PARCEL CARE APPROXIMATE AND WILL BE FINALLY DETERMINED IN CONNECTION WITH FINAL PLATTING, WHICH WILL NOT REQUIRE ANY AMENDMENT TO THIS NORTHLANDS PUD.

TRADE AREA

Highlights include:

- Larkridge Shopping Center SEC I-25 & Baseline Rd master zoned for up to 2M square feet, Larkridge is home to Costco, Home Depot, Dick's Sporting Goods (currently under construction on a new Dick's House of Sport), Top Golf, Living Spaces, Winco (coming soon), K1 Speed (under construction), and multiple retailers & restaurants.
- Baseline Center Street District is planned west of the property and will be a mixed-use project with 231,500 SF of retail including a 40,000 SF Whole
 Foods along with 80,000 SF of office space and 1,112 residential units.
- King Soopers (Kroger) opened a 123,000 SF Marketplace store at the NWC of Highway 7 & Sheridan serving the high home growth communities of Broomfield, Erie, and Thornton.
- The Orchard Town Center NWC I-25 & 144th, 1.2 M square foot mixed-use center with major retailers such as Super Target, Macy's, JCPenney, AMC Theatres, REI, Marshall's, Ross, Old Navy and Nordstrom Rack. The project also includes LifeTime Fitness, hotels, multi-family, and office space.
- Amazon Fulfillment Center NEC I-25 & 144th St., opened an 855,000 SF facility employing 1,500 workers, open 24 hours per day.
- Simon Premium Outlets On the NWC of I-25 & 136th Ave, this 330,000 SF development includes H&M, Nike, Polo Ralph Lauren, Cole Haan, Micheal Kors, Kate Spade, and others in an open-air outlet center with restaurants and children activity areas.





















3,200,000Population - 2024

\$92,500 Average Household Income

1,720,000 Total Employment

1.08%
Annual Population Growth

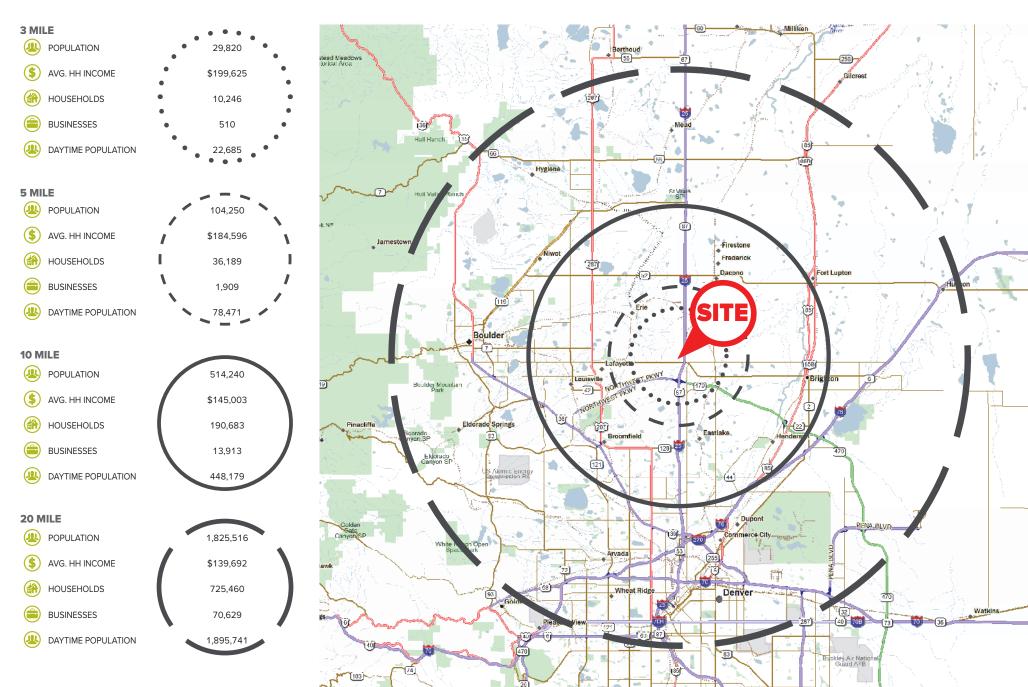
Colorado continues to demonstrate strong, resilient growth across its economy. In 2024, the state's GDP climbed to \$445.3 billion, outpacing many other states and confirming Colorado's reputation as a dynamic hub for innovation and business. The workforce stands out as one of the nation's best educated, with nearly half of adults holding a Bachelor's degree or higher—an asset that fuels both economic expansion and entrepreneurial activity.

Colorado also maintains a favorable quality of life that attracts talent from around the world, combining natural amenities with a robust job market. While costs of doing business and living are rising, the state consistently ranks among the most competitive overall, thanks to its skilled workforce, central location, and thriving industries in technology, energy, aerospace, and outdoor recreation.

Population trends remain highly supportive of real estate and commercial growth. The Denver Metro Area is home to 3.2 million residents. This growing base of residents and workers strengthens both residential demand and statewide commercial activity, setting the stage for continued opportunity in the years ahead.



DEMOGRAPHICS | RADII



DEMOGRAPHICS | DRIVE TIME

10 MINUTE

IO MINO I E	
POPULATION	124,952
\$ AVG. HH INCOME	\$167,798
HOUSEHOLDS	45,911
BUSINESSES	3,279
DAYTIME POPULATION	111,632

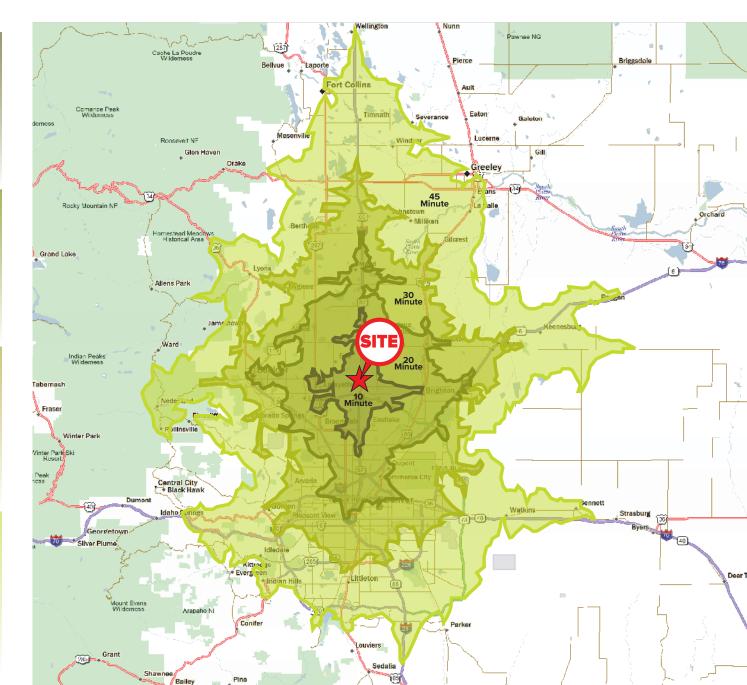
20 MINUTE

POPULATION	798,343
\$ AVG. HH INCOME	\$139,448
HOUSEHOLDS	297,265
BUSINESSES	23,903
DAYTIME POPULATION	722,010

30 MINUTE

POPULATION	1,948,299
\$ AVG. HH INCOME	\$137,752
HOUSEHOLDS	770,038
BUSINESSES	76,415
DAYTIME POPULATION	2,038,004

45 MINUTE	
POPULATION	3,688,183
\$ AVG. HH INCOME	\$138,391
HOUSEHOLDS	1,455,922
BUSINESSES	141,795
DAYTIME POPULATION	3,750,234



BROOMFIELD'S GOVERNANCE

In Broomfield, proactive planning, modernized zoning codes, and efficient permitting processes further enhance development opportunities, giving businesses and investors confidence in the city's ability to support long-term growth.

Streamlined Services

- Efficiency: Combining city and county functions reduces duplication of services, leading to more efficient governance.
- Unified Management: A single governing body can make decisions that benefit the entire community without the need for coordination between multiple counties.

Local Control

- Tailored Solutions: Local ordinances can be created to address specific community needs, allowing for more responsive governance.
- Community Engagement: Residents have more opportunities to participate in local decision-making processes, fostering civic engagement.

Economic Development

 Attracting Businesses: A consolidated governance structure can create a more attractive environment for businesses, potentially boosting the local economy.





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