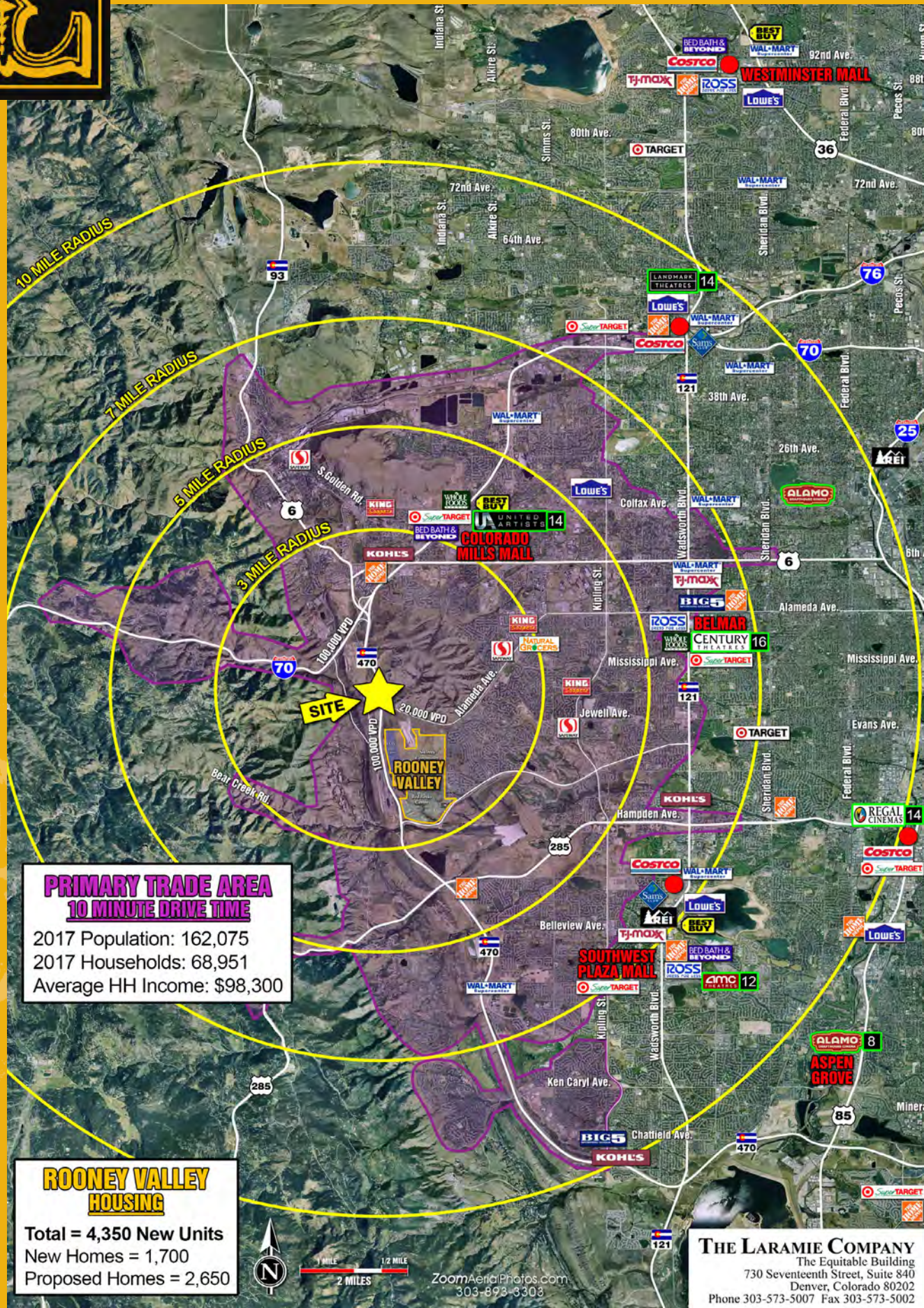




AERIAL MAP - C-470 & ALAMEDA



PRIMARY TRADE AREA
10 MINUTE DRIVE TIME
 2017 Population: 162,075
 2017 Households: 68,951
 Average HH Income: \$98,300

ROONEY VALLEY HOUSING
 Total = 4,350 New Units
 New Homes = 1,700
 Proposed Homes = 2,650

THE LARAMIE COMPANY
 The Equitable Building
 730 Seventeenth Street, Suite 840
 Denver, Colorado 80202
 Phone 303-573-5007 Fax 303-573-5002



C-470 & ALAMEDA



REGIONAL RETAIL CENTER - JEFFERSON COUNTY, COLORADO

LOCATION: C-470 & Alameda Parkway
 Jefferson County, Colorado

- 1 Mile South of I-70 & C-470 Interchange
- Adjacent to Red Rocks, Bandimere Speedway and Thunder Valley Park with 1,000,000 visitors annually

LAND SIZE: 100+ Acres on 4 Corners of C-470 and West Alameda Pkwy Interchange

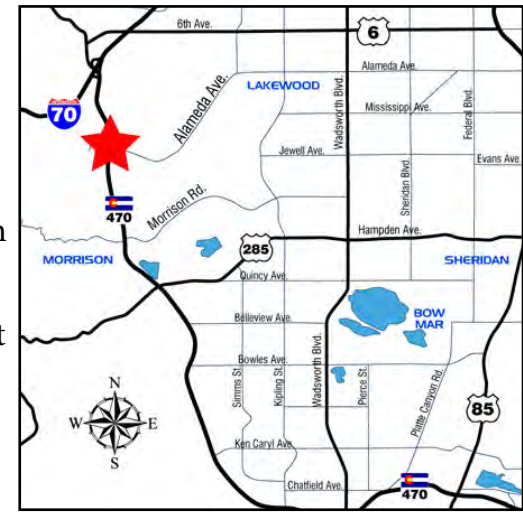
TRAFFIC COUNTS: C-470: 100,000 Vehicles per Day*
 Alameda: 20,000 Vehicles per Day*

ZONING: Fully zoned and entitled for mixed use commercial - Retail, Industrial, Office and Multifamily

FEATURES:

- Adjacent to Solterra Development - 1200 homes and 4000 people
- Existing and Underserved Market

*2018 Projections



DEMOGRAPHICS:

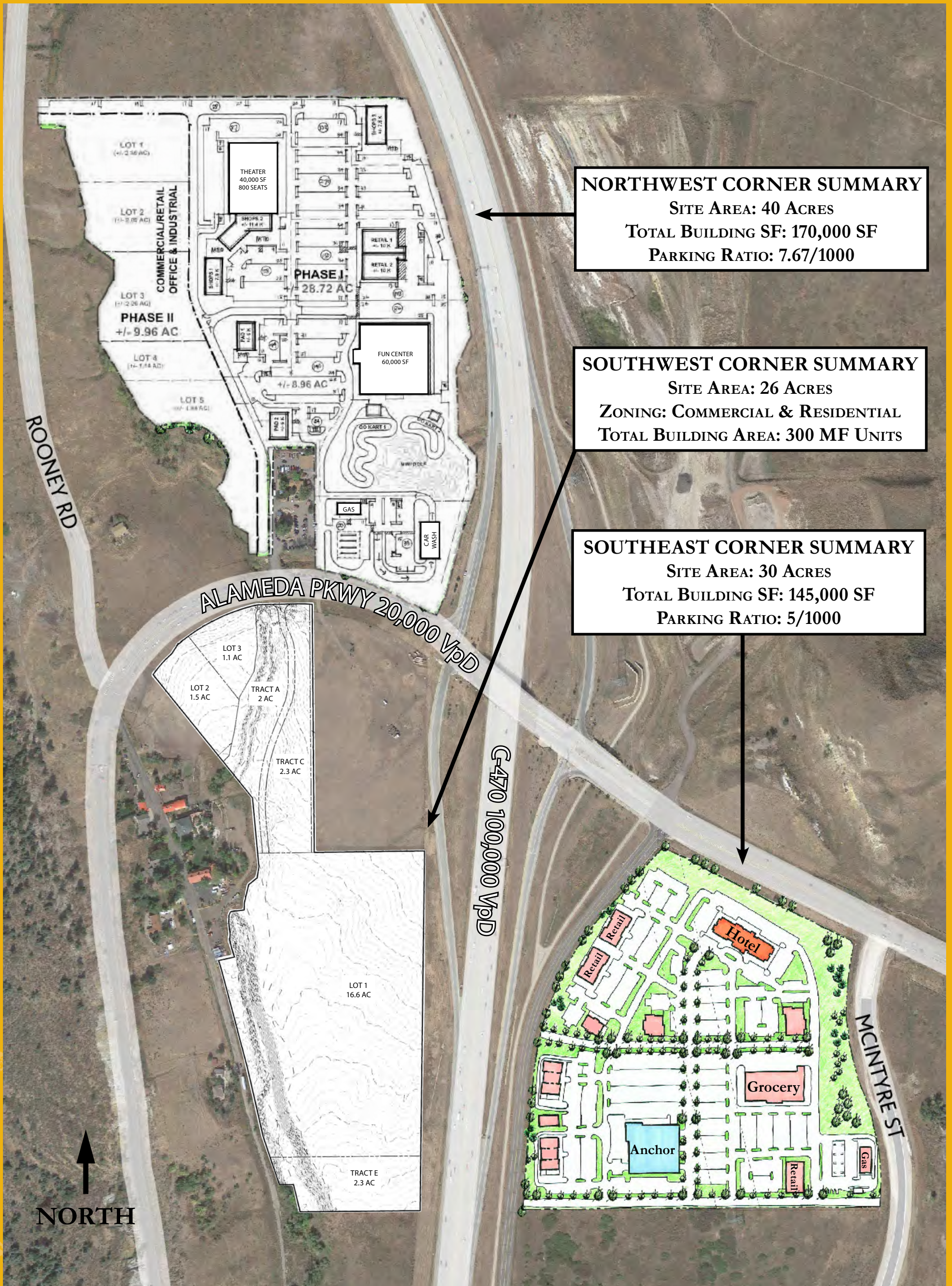
	Primary Trade Area:	10 Minute Drive Time	12 Minute Drive Time
Population:		162,075	264,850
Households:		73,846	111,366
Average HH Income:		\$98,300	\$93,727

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 Bill@Laramiecompany.com Andy@Laramiecompany.com

"We Know the Territory"



C-470 & ALAMEDA



NORTHWEST CORNER SUMMARY
 SITE AREA: 40 ACRES
 TOTAL BUILDING SF: 170,000 SF
 PARKING RATIO: 7.67/1000

SOUTHWEST CORNER SUMMARY
 SITE AREA: 26 ACRES
 ZONING: COMMERCIAL & RESIDENTIAL
 TOTAL BUILDING AREA: 300 MF UNITS

SOUTHEAST CORNER SUMMARY
 SITE AREA: 30 ACRES
 TOTAL BUILDING SF: 145,000 SF
 PARKING RATIO: 5/1000

