



FOUR MILE DISTRICT

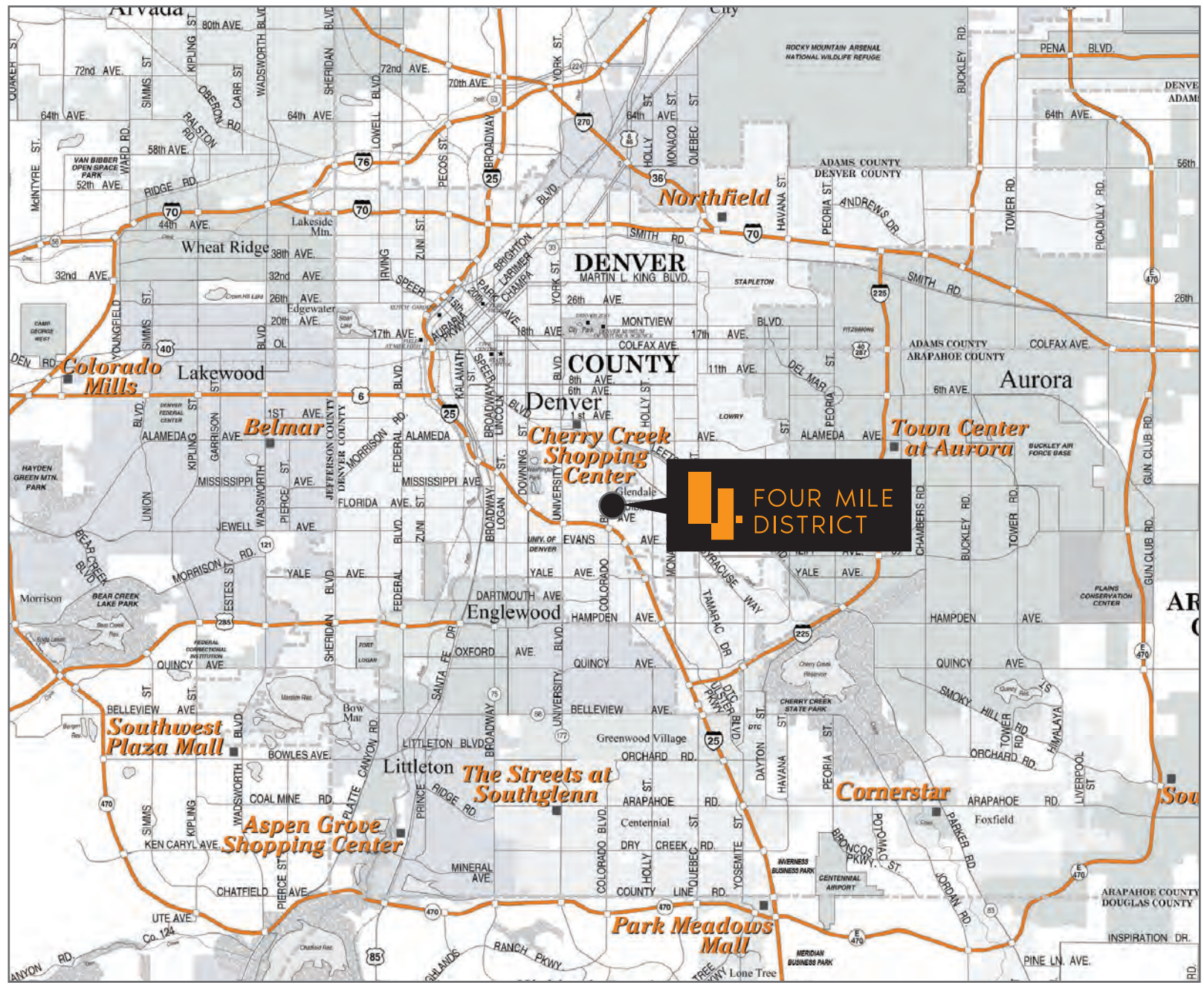
Imagine finding all your favorite entertainment options located in one fantastic location! That's exactly what you'll have at 4 Mile District. The 10-acre entertainment district, located in the heart of downtown Glendale, will soon be home to a vast array of premier entertainment options, such as movie theaters, live concert venues, exclusive shops, fine dining, casual dining, sports bars, and much more. This \$150 million project will break ground this Spring 2024, with a much anticipated grand opening in 2026.



DAVID
HICKS
LAMPERT

GLENDALE BY THE NUMBERS

	5 Minute Drivetime	10 Minute Drivetime	15 Minute Drivetime
Total Population	54,586	219,315	517,533
Average Household Income	\$130,791	\$121,279	\$111,339
Education <i>(Bachelor & Graduate Degrees)</i>	27,658	109,908	211,876
Daytime Population	48,018	111,776	351,748
Median Age	39.6	37.0	35.7



3.2M Residents

The Denver Metro area has consistently ranked as one of the fastest growing in the US.



Top Employment Base

According to Forbes, Denver/Glendale is leading with corporate expansion including: Google, Facebook, Amazon, Apple, as well as 664 tech start-ups. There are over 625 corporate headquarters located within 3 miles of Glendale.



#1 For Millennials

A gain of 12,682 educated millennials per year - highest in the US. Over 68,000 are between the ages of 21-35 within 3-mile radius of Glendale.



Lifestyle Choice

According to US News, Denver/Glendale is the third Best Place to Live in the US for 2020 and is consistently ranked in the Top-5 due to a great lifestyle, strong job prospects, low unemployment and strong schools.



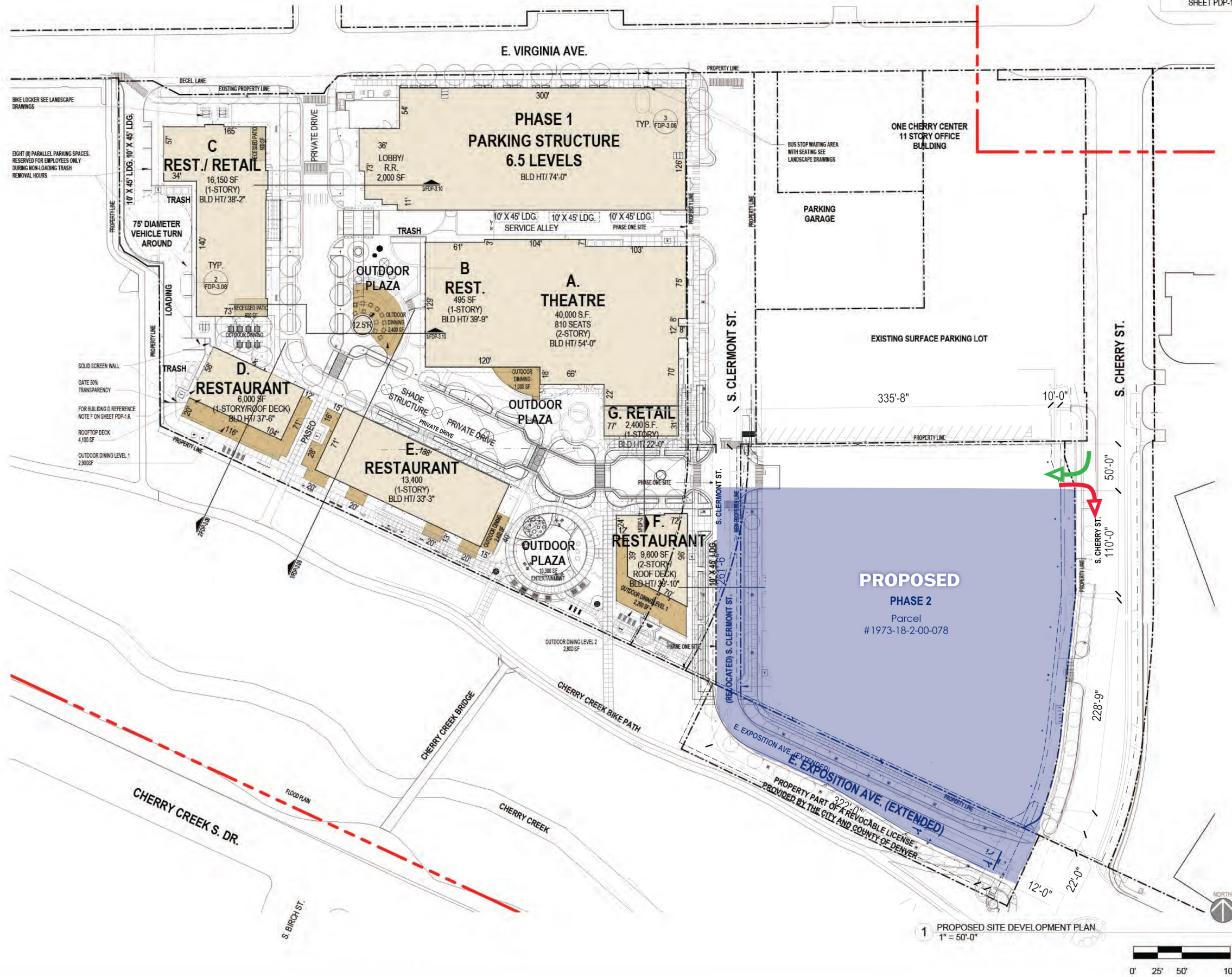
Sunny Disposition

300 days of sunshine, a mild climate and the Rocky Mountains attract those looking for an outdoor lifestyle in a major city - earning Denver/Glendale a #1 rank for physical activity and the lowest obesity rate.

WELCOME TO THE NEIGHBORHOOD



MASTER SITE PLAN



ENTERTAINMENT & DINING DESTINATION IN THE HEART OF THE DENVER METRO



95/95 Walk/Bike

The Cherry Creek Trail which runs along the South side of the 4 Mile District is 40 miles long running from Douglas County to Confluence Park in Downtown Denver; it is one of the metro area's treasures. Cyclists, walkers, and runners enjoy varied scenery as they travel beside Cherry Creek.



High-Density

220,000 people live within a three-mile radius of this site with an expected growth rate of 1.8% annually. Housing comes in all shapes and sizes with massive multi-story apartment structures to turn of the century mansions and everything in between.



Big Money

Average household income within a 5-mile radius is over \$112,000 with an average family income reaching \$166,000 per household (\$214,000 within one-mile). The Denver Country Club, Cherry Creek Athletic Club and multiple philanthropic headquarters are all within walking distance.



Infinity Park

Infinity Park is a municipally-owned sports, entertainment and events campus located one block away. The campus includes an event center; a fitness and recreation center; a high-altitude athletic training facility; an expansive outdoor park; and a rugby stadium with a 4,000-person capacity.



Strong Retail Market

Denver's most dynamic retail trade area including one of the highest volume Super Target stores in the Nation. Home Depot, Whole Foods, Cost Plus World Market, Barnes & Noble, two King Soopers grocery stores and the largest upscale shopping district in the region are also within walking distance.



Party Time

4 Mile District is the only 4:00 a.m., last call liquor license in the state of Colorado. There are no restrictions on patio hours or late night music! Common consumption will be allowed where patrons from different businesses can freely move from place to place with alcohol in hand.



Cherry Creek Mall and Cherry Creek North Shopping District

Over one million square feet of specialty and National retail including Apple and Microsoft in the same shopping mall! Denver's #1 Tourist attraction is steps away from the 4 Mile District.



Drivetime

535,000 residents can get to Glendale by car within a 15-minute drive time. There will be 980 structured parking spaces on site and designated shared ride drop off/pick up areas. Glendale is also serviced by RTD bus service.



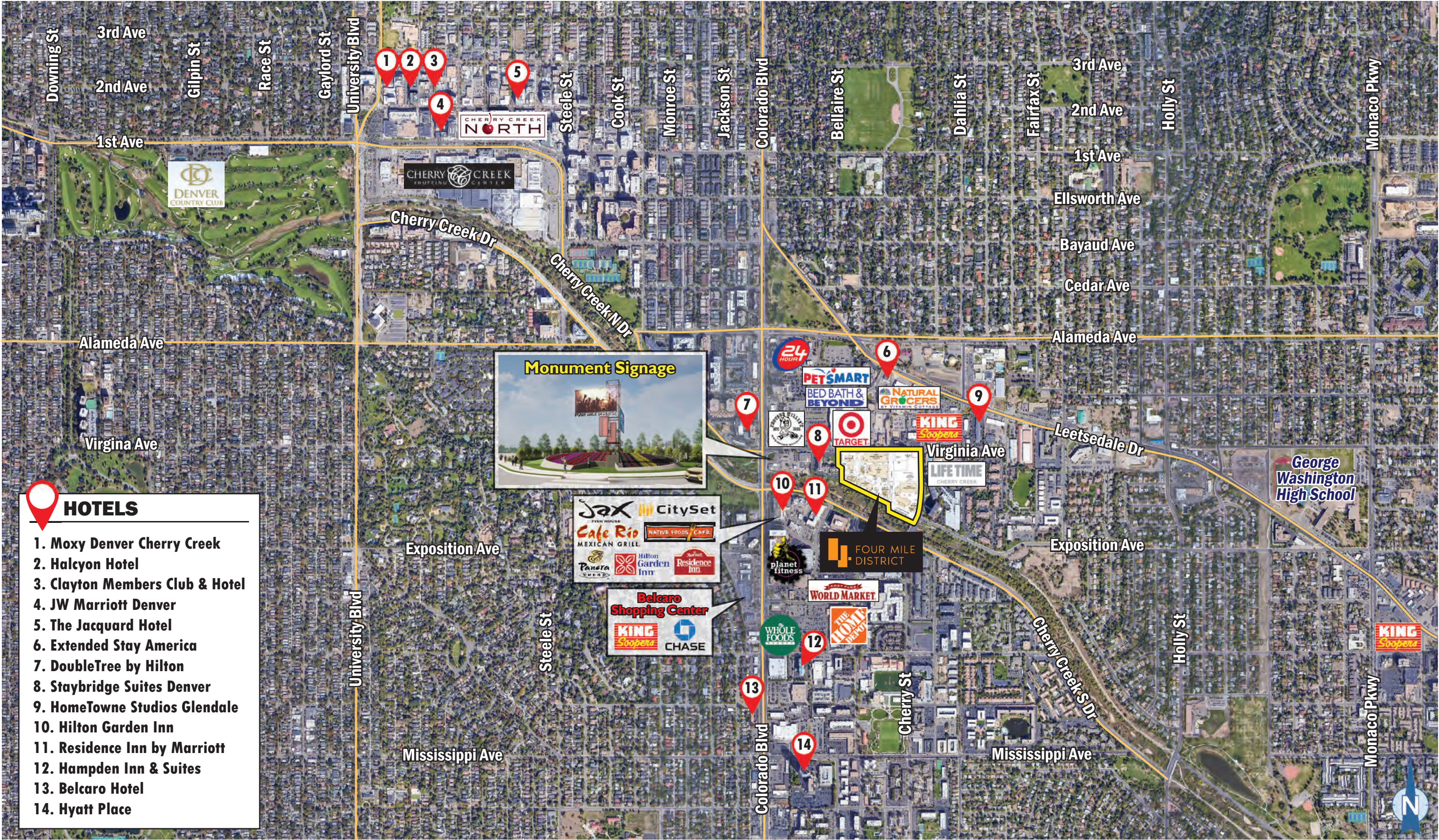
WELCOME TO FOUR MILE DISTRICT



SITE RENDERINGS



TRADE AREA AERIAL



MONUMENT SIGNAGE



FOR MORE INFORMATION:



DAVID
HICKS
LAMPERT

FOR LEASING INQUIRES EMAIL:

KEN HIMEL
303.694.6082
ken.himel@dhlb.com

SHAWN PEEL
303.694.6082
shawn.peel@dhlb.com

Glendale
Entertainment
District

FOR GENERAL INQUIRES EMAIL:

info@GlendaleEntertainmentDistrict.com



CENTRAL STREET CAPITAL, INC.



DAVID
HICKS
LAMPERT