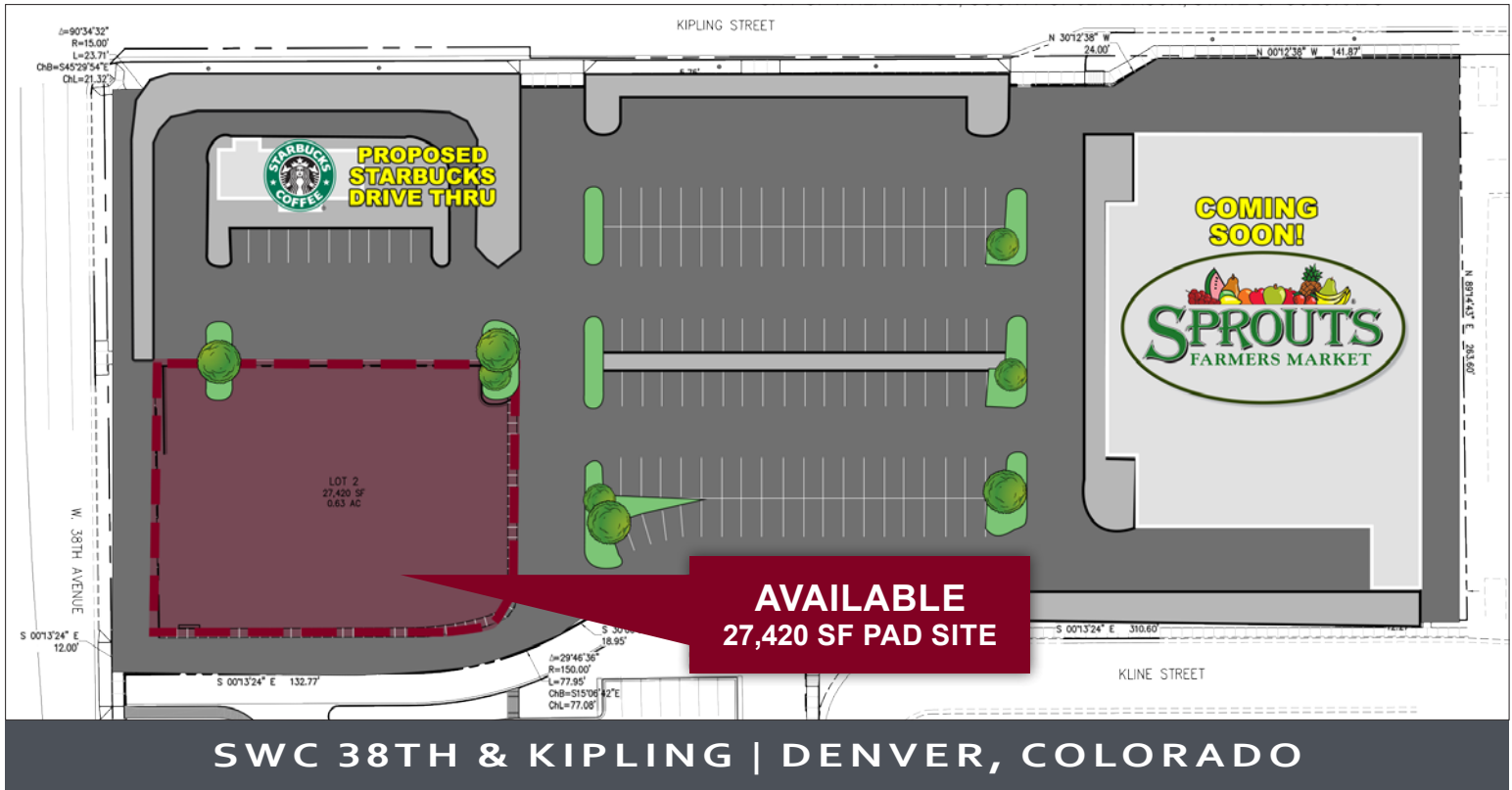


NEW SPROUTS ANCHORED CENTER



INFORMATION

- New Sprouts Anchored Center
- Limited retail opportunities in the trade area
- Only one pad opportunity in front of the new grocery anchored center
- Sprouts opening 1st Quarter 2015
- Ground lease or BTS opportunity
- Pad site: 0.63 AC; 27,420 SF
- New 64-unit Morning Star Assisted Living Facility

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	9,418	37,798	96,508	285,432
Avg Household Inc	\$64,042	\$69,194	\$63,296	\$67,132
Employees	5,164	25,851	63,265	144,651
Businesses	554	2,931	6,447	14,603

Demographics Source: Applied Geographic Solutions 2013

TRAFFIC COUNTS Source: *DRCOG 2011, DRCOG 2010

On 38th Ave. east of Kipling St.	12,740 cars/day*
On 38th Ave. west of Kipling St.	10,503 cars/day*
On Kipling St. north of 38th Ave.	43,942 cars/day
On Kipling St. south of 32nd Ave.	40,188 cars/day

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B R O K E R A G E

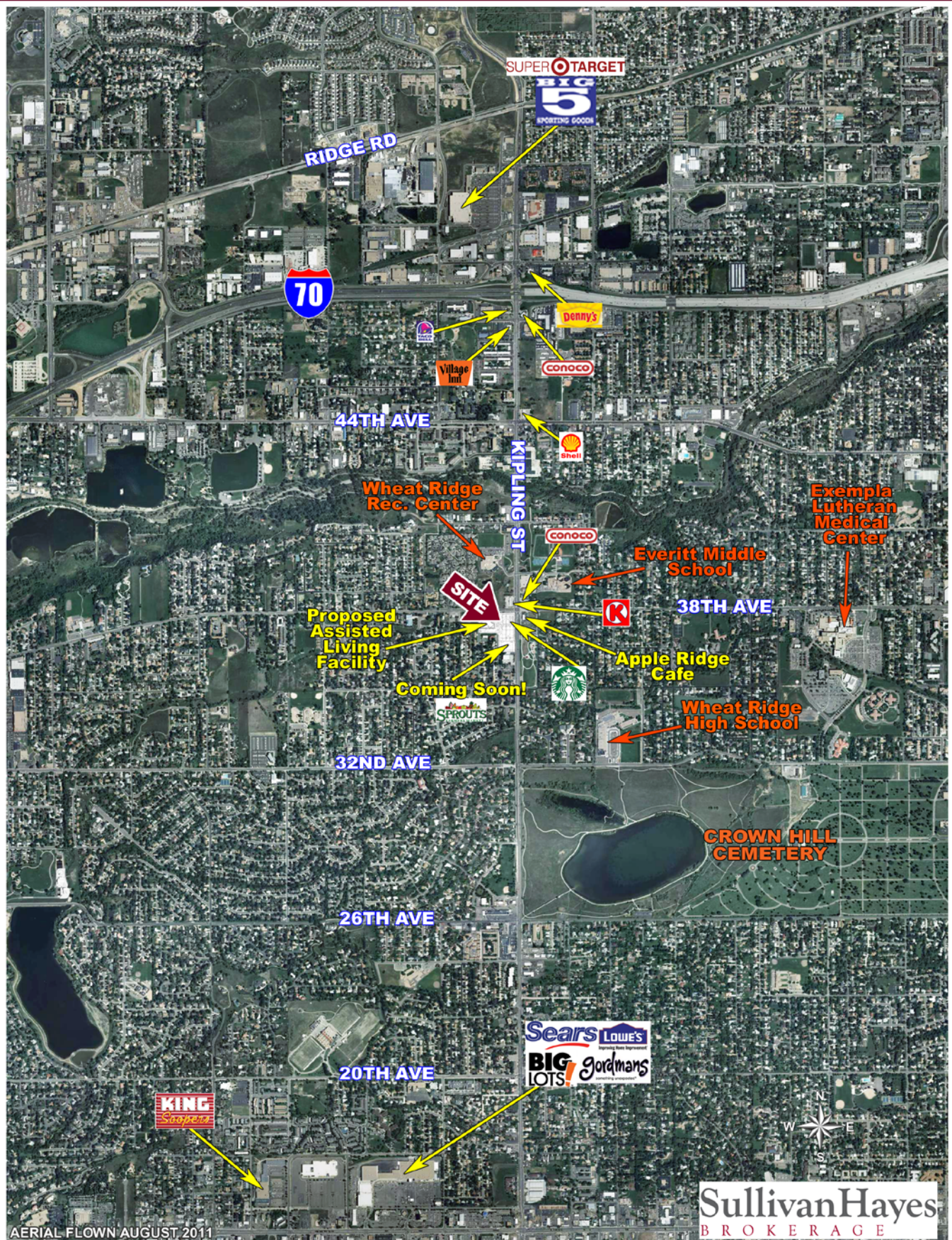
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NEW SPROUTS ANCHORED CENTER

SWC 38TH & KIPLING | DENVER, COLORADO



AERIAL FLOWN AUGUST 2011

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BROKERAGE

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\DENVER WEST\38TH & KIPLING_ZOOM OUT_2011.PSD