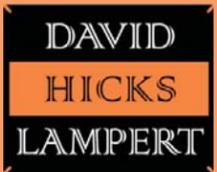
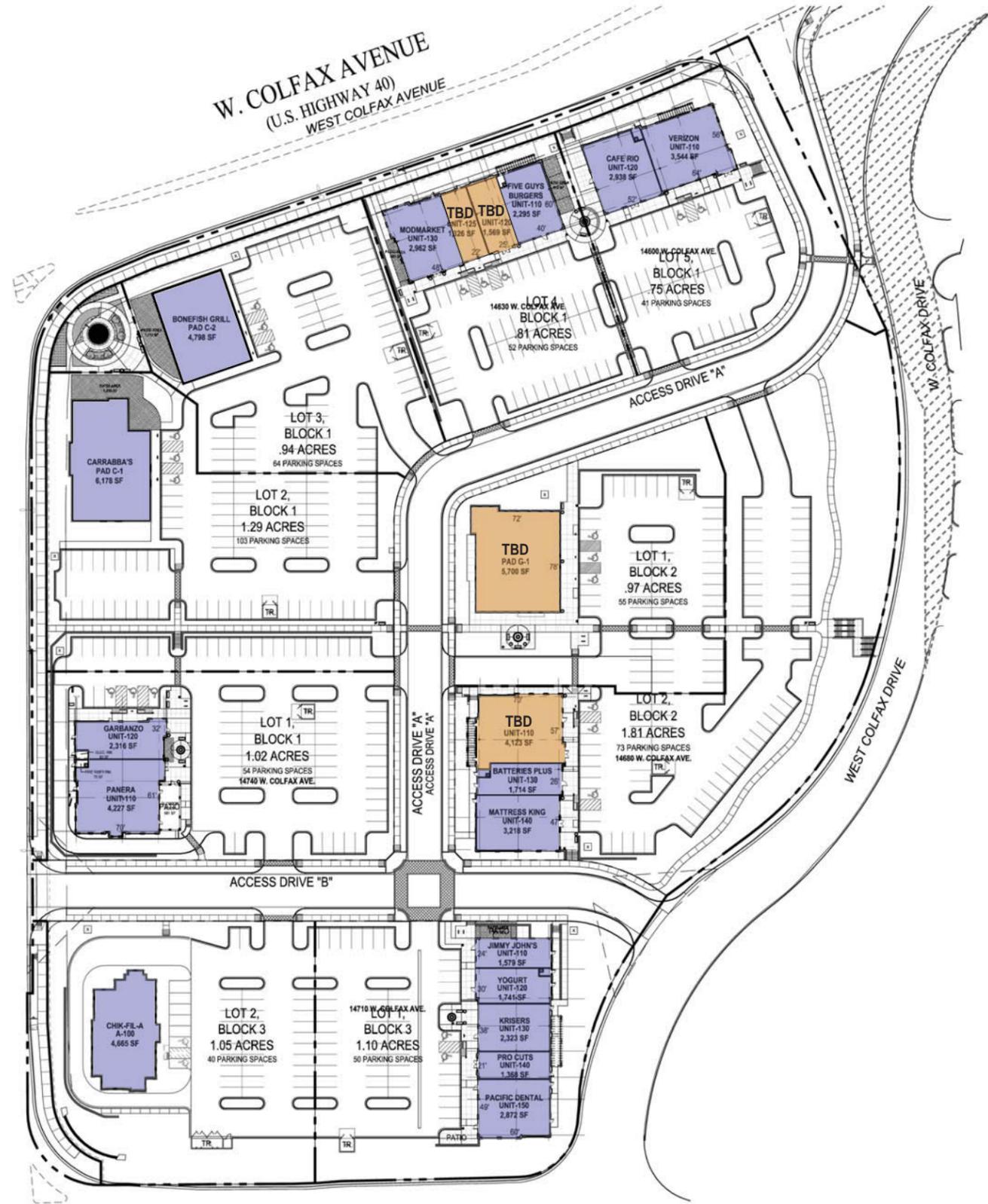
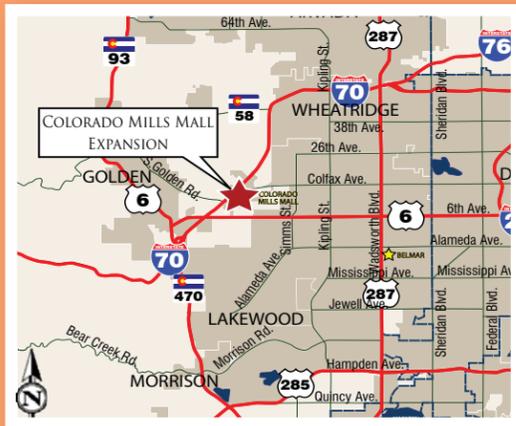




# THE PROMENADE AT DENVER WEST

SEC OF INDIANA STREET & COLFAX AVENUE - LAKEWOOD, COLORADO

- In-line retail available with Colfax Avenue frontage - \$45.00/SF, NNN.
- One pad site available for \$125,000/year ground lease.
- Project is scheduled for opening in 4th quarter 2012.



1 ARCHITECTURAL SITE PLAN  
1" = 50'

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

## TRADE AREA DEMOGRAPHICS

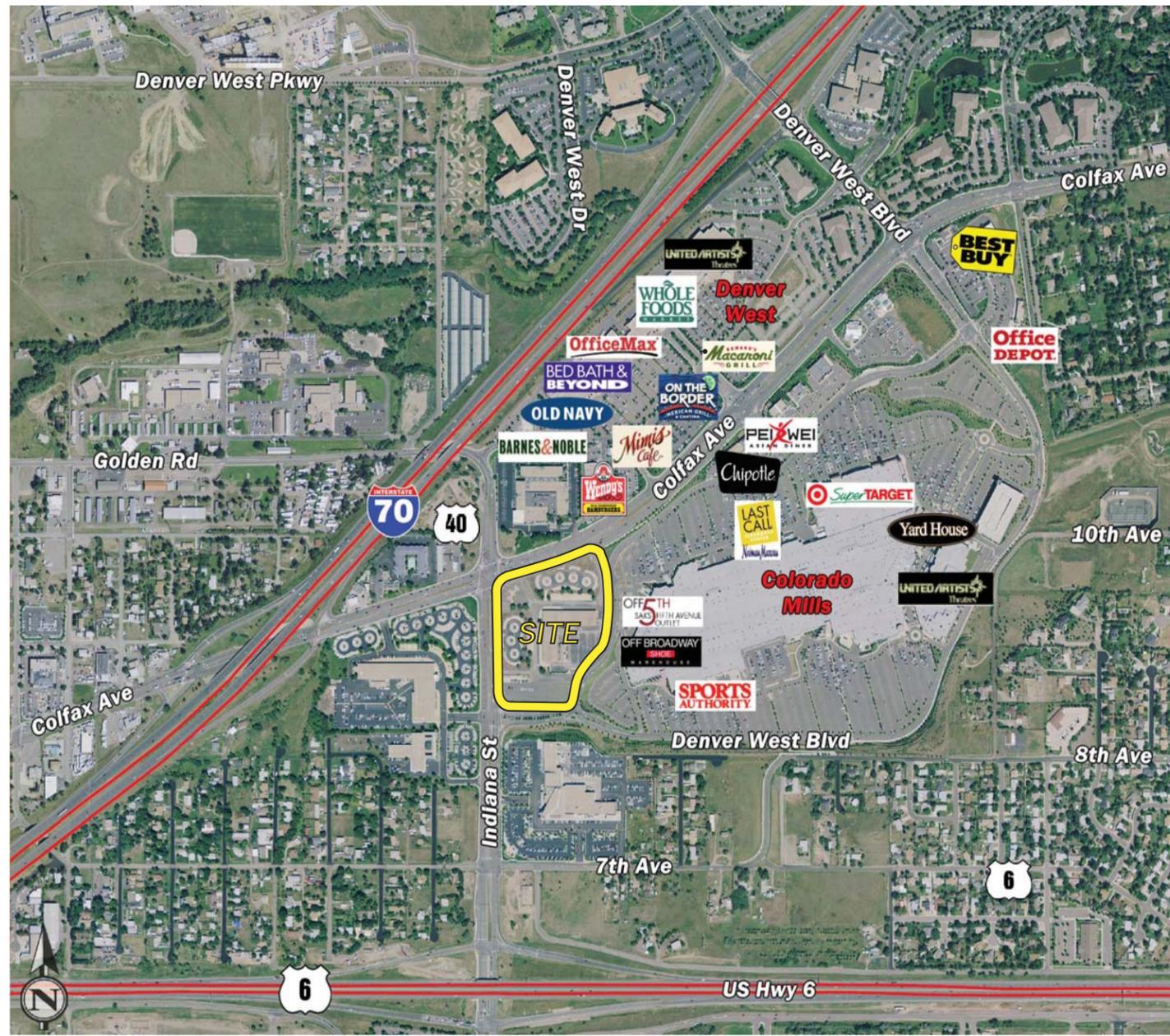
	1 Mile	3 Mile	5 Mile
Population	4,731	54,526	144,459
Average HH Income	\$89,604	\$84,653	\$85,860
Businesses	487	3,483	8,243
Employees	6,904	45,106	99,852

Source: Applied Geographic Solutions, 2010 Estimates

## TRAFFIC COUNTS

On Colfax Ave east of Indiana Ave	28,091 Cars/day
On Indiana St south of Colfax Ave	32,634 Cars/day
On Interstate 70 north of Highway 6	79,162 Cars/day
On Interstate 70 south of Highway 6	108,488 Cars/day
On Highway 6 west of Interstate 70	34,006 Cars/day
On Highway 6 east of Interstate 70	69,558 Cars/day

Traffic Count Source: Fellsburg, Holt and Ullevig 2011 & CDOT 2010



# THE PROMENADE AT DENVER WEST

SEC OF INDIANA STREET & COLFAX AVENUE - LAKEWOOD, CO



- One of the most successful retail trade areas in the Denver Market.
- 11 acre retail development. Currently under construction with limited space available.
- Adjacent to Colorado Mills.
- Excellent visibility and co-tenancy.
- Proposed tenant mix includes Verizon, Cafe Rio, Chick-fil-A, Pacific Dental, Bonefish Grill, Carrabba's, Mattress King, Five Guys Famous Burgers, Jimmy John's, Pro Cuts, Garbanzo, Panera Bread, Modmarket, Cherry On Top, Batteries Plus, and Kriser's.

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