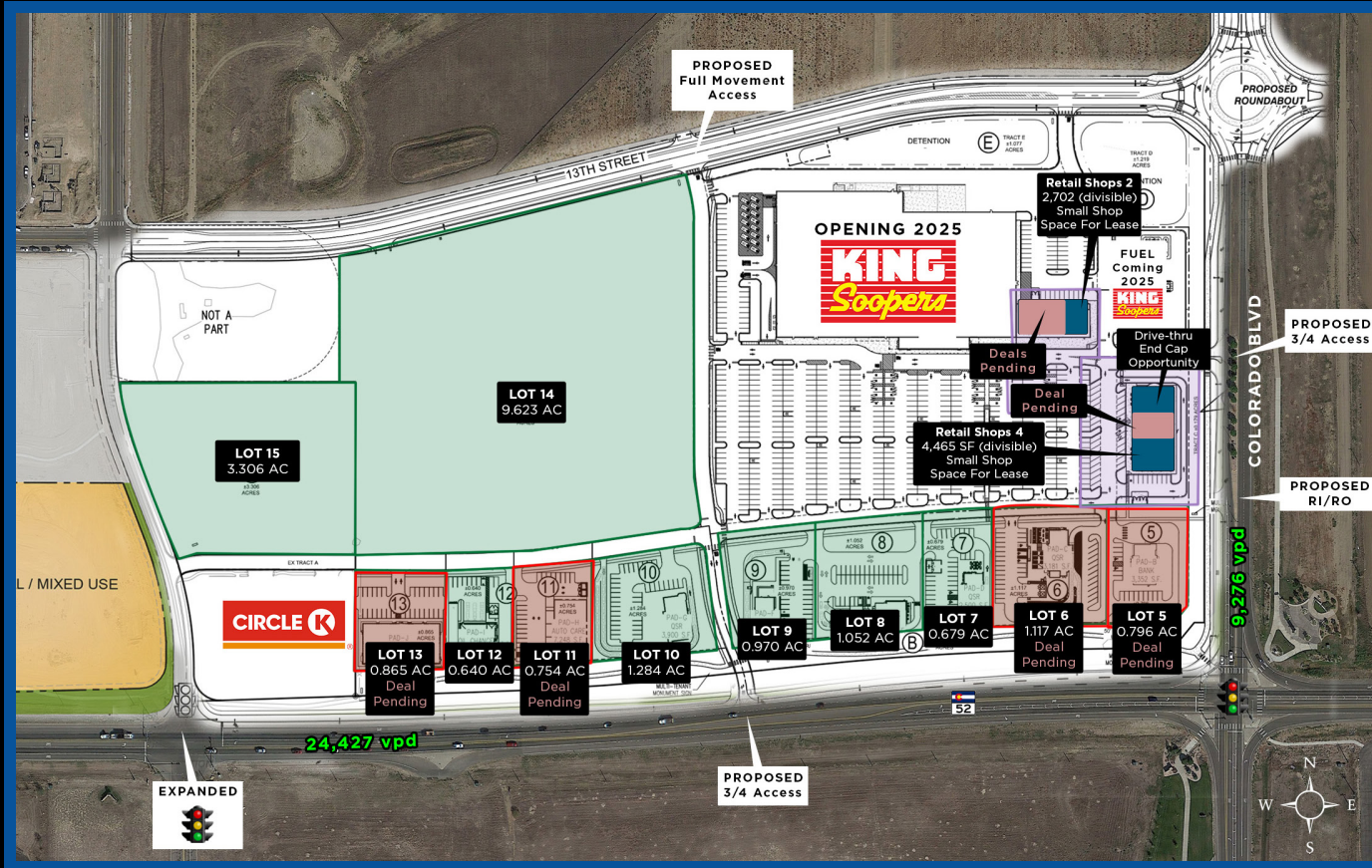


SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



Lot	Acres	Availability
5	0.796	Deal Pending
6	1.117	Deal Pending
7	0.679	Available
8	1.052	Available
9	0.97	Available
10	1.284	Available
11	0.754	Deal Pending
12	0.640	Available
13	0.865	Deal Pending
14	9.623	Available (divisible)
15	3.306	Available (divisible)
Retail Shops 2	0.763	2,702 SF (divisible)
Retail Shops 4	1.384	4,465 SF (divisible)

For more information contact:

Rhonda Coy

720 287 6866

rcoy@creginc.com

Scott Steputis

720 287 6868

step@creginc.com

PROPERTY OVERVIEW:

- Retail pads & small shop space available
- New Shopping Center Development anchored by King Soopers
- Part of Silverstone master development with **1,850 approved residential units** - 574 units currently under construction
- Close proximity to Frederick High School with 1,455 Students
- High growth trade area with over 39,000 new homes approved or under construction
- Strong traffic counts on Highway 52

DEVELOPED BY:



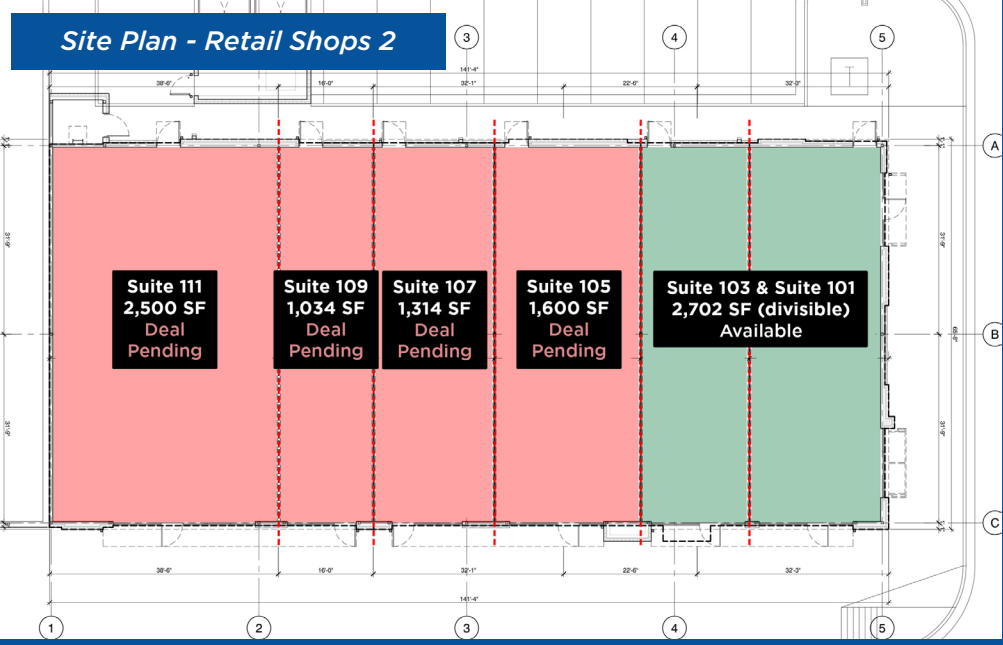
DEVELOPER CONTACT:

Heather Wiseman
Vice President, Leasing
303-656-8713
hwiseman@evgre.com

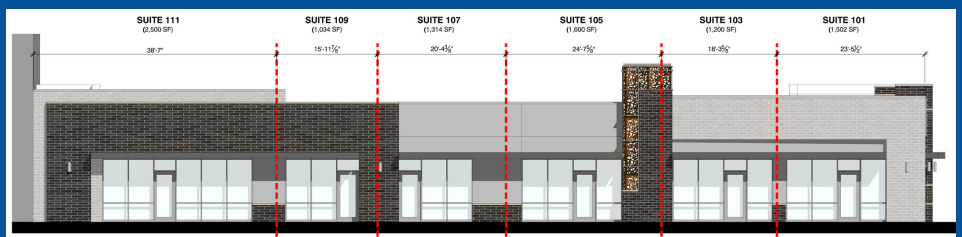


RETAIL SHOPS FOR LEASE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



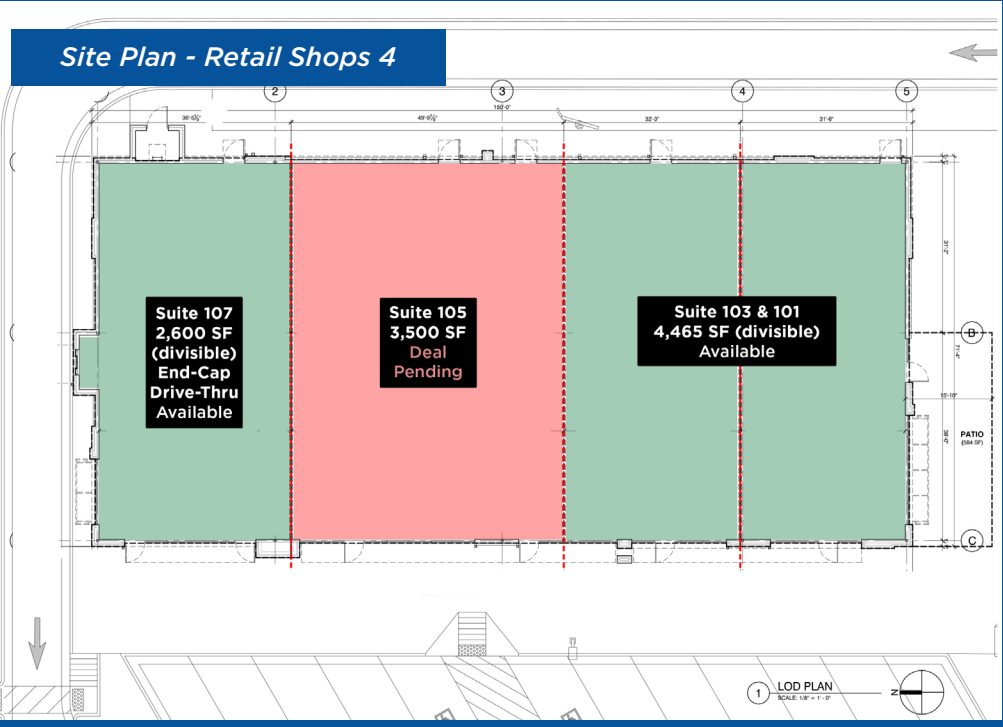
Rendering - Retail Shops 2



RETAIL SHOPS 2

Suite	Square Footage	Availability
101 & 103	2,702 (divisible)	Available
105	1,600	Deal Pending
107	1,314	Deal Pending
109	1,034	Deal Pending
111	2,500	Deal Pending

** Suites can be combined or demised differently than shown above*



Rendering - Retail Shops 4



RETAIL SHOPS 4

Suite	Square Footage	Availability
101 & 103	4,465 SF (divisible)	Available
105	3,500	Deal Pending
107	2,600 (end cap with drive thru - divisible)	Available

** Suites can be combined or demised differently than shown above*



SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO

DEMOGRAPHICS

POPULATION

1 Mile:	3 Mile:	5 Mile:
6,602	19,162	37,191

DAYTIME POPULATION

1 Mile:	3 Mile:	5 Mile:
1,433	10,580	18,778

HOUSEHOLDS

1 Mile:	3 Mile:	5 Mile:
2,464	6,717	12,731

AVG. HH INCOME

1 Mile:	3 Mile:	5 Mile:
\$98,014	\$104,317	\$107,345

AVG. DAILY TRAFFIC

Hwy 52 east of I-25	24,427 VPD
Colorado Blvd north of Hwy 52	9,276 VPD



Development Summary

- Single Family Homes
- Paired Homes
- Townhomes & Patio homes
- Commercial/Retail
- Mixed Use

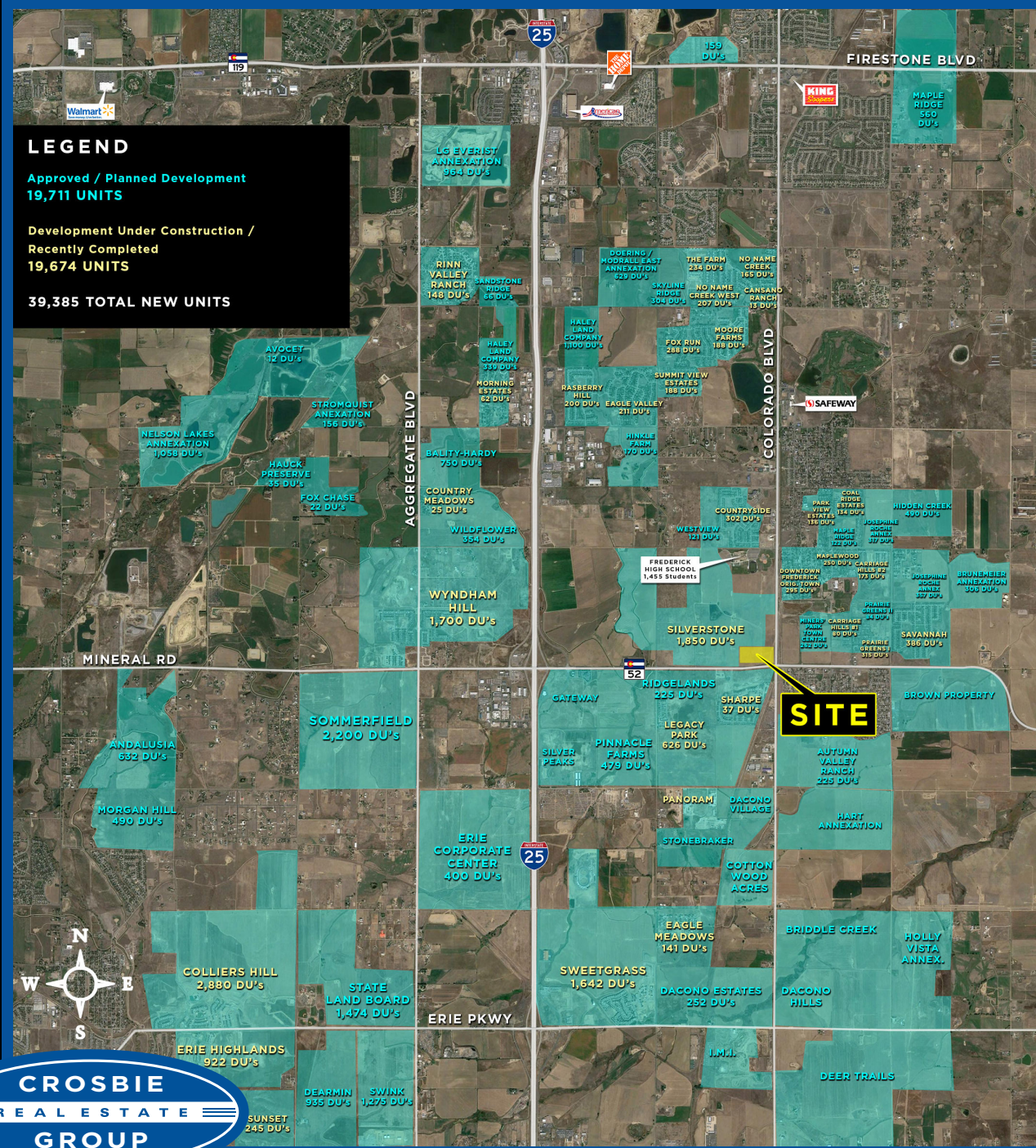


SITE



SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



Located just east of Interstate 25 and on the hard corner of Highway 52 and Colorado Boulevard, Silverstone Marketplace is truly in the **center of everything**. The Town has excellent transportation access north-south on I-25, and east-west on Highways 52 and 119. These corridors provide easy access to Denver International Airport, three major universities, and major metro areas, including Denver, Boulder, Ft. Collins and Greeley.

- Frederick Economic Development

For more information contact:

Rhonda Coy

720 287 6866

rcoy@creginc.com

Scott Steputis

720 287 6868

step@creginc.com

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

Disclosure Agreement

