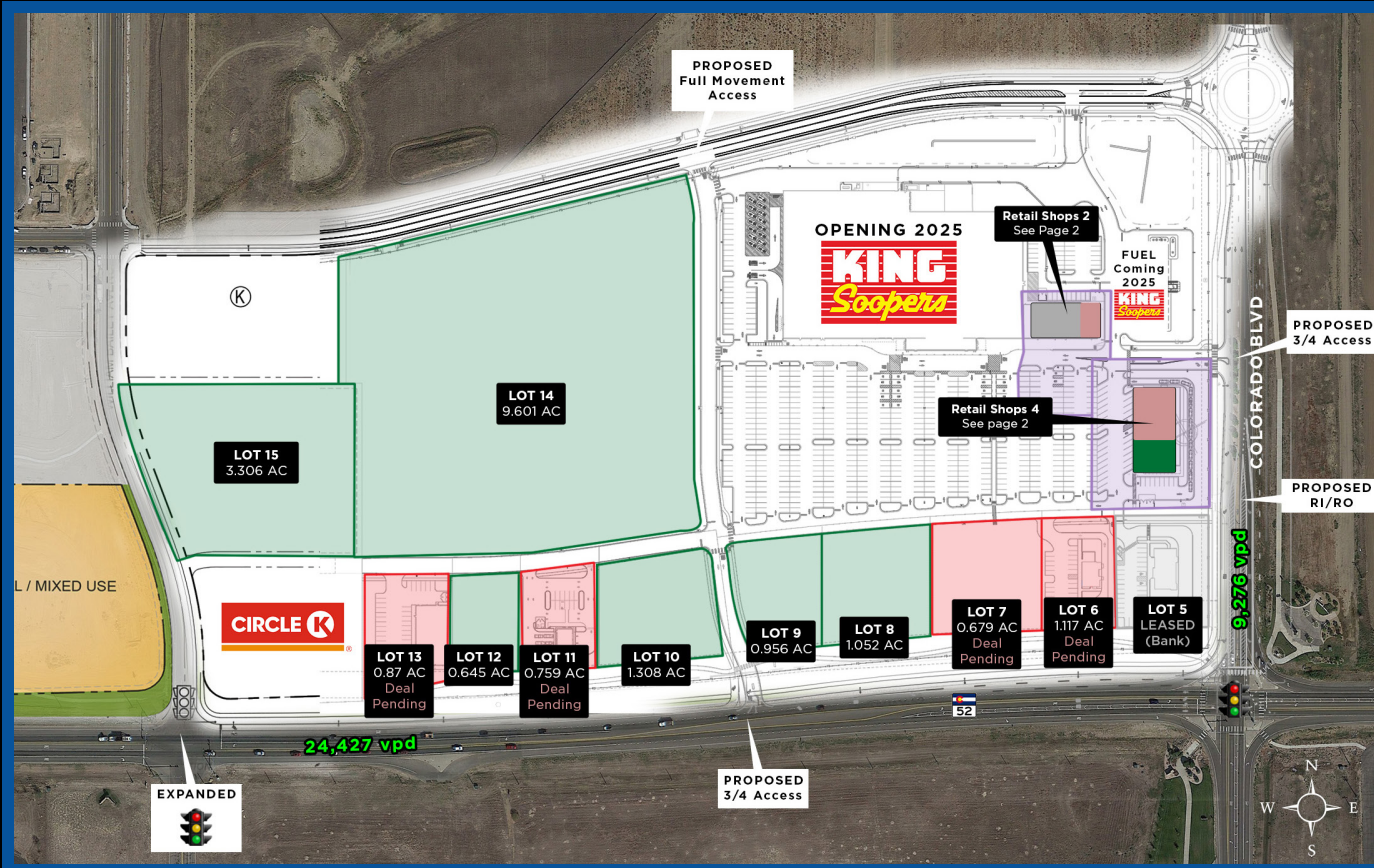


SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



Lot	Acreege	Availability
5	0.79	Leased
6	1.117	Deal Pending
7	0.679	Deal Pending
8	1.052	Available
9	0.956	Available
10	1.308	Available
11	0.759	Deal Pending
12	0.645	Available
13	0.87	Deal Pending
14	9.601	Available (divisible)
15	3.306	Available (divisible)
Retail Shops 2	0.763	Leased / Deals Pending
Retail Shops 4	1.384	4,830 SF (divisible)

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

For more information contact:

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step@creginc.com



RETAIL SHOPS FOR LEASE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



Rendering - Retail Shops 2



RETAIL SHOPS 2

Suite	Square Footage	Availability
A	2,500	Leased
B	1,034	Leased
C	1,200	Leased
D	1,600	Leased
E	1,502	Deal Pending
F	1,314	Deal Pending



Rendering - Retail Shops 4



RETAIL SHOPS 4

Suite	Square Footage	Availability
A & B	4,830 (divisible)	Available
C	3,500	Deal Pending
D	2,325	Deal Pending

** 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

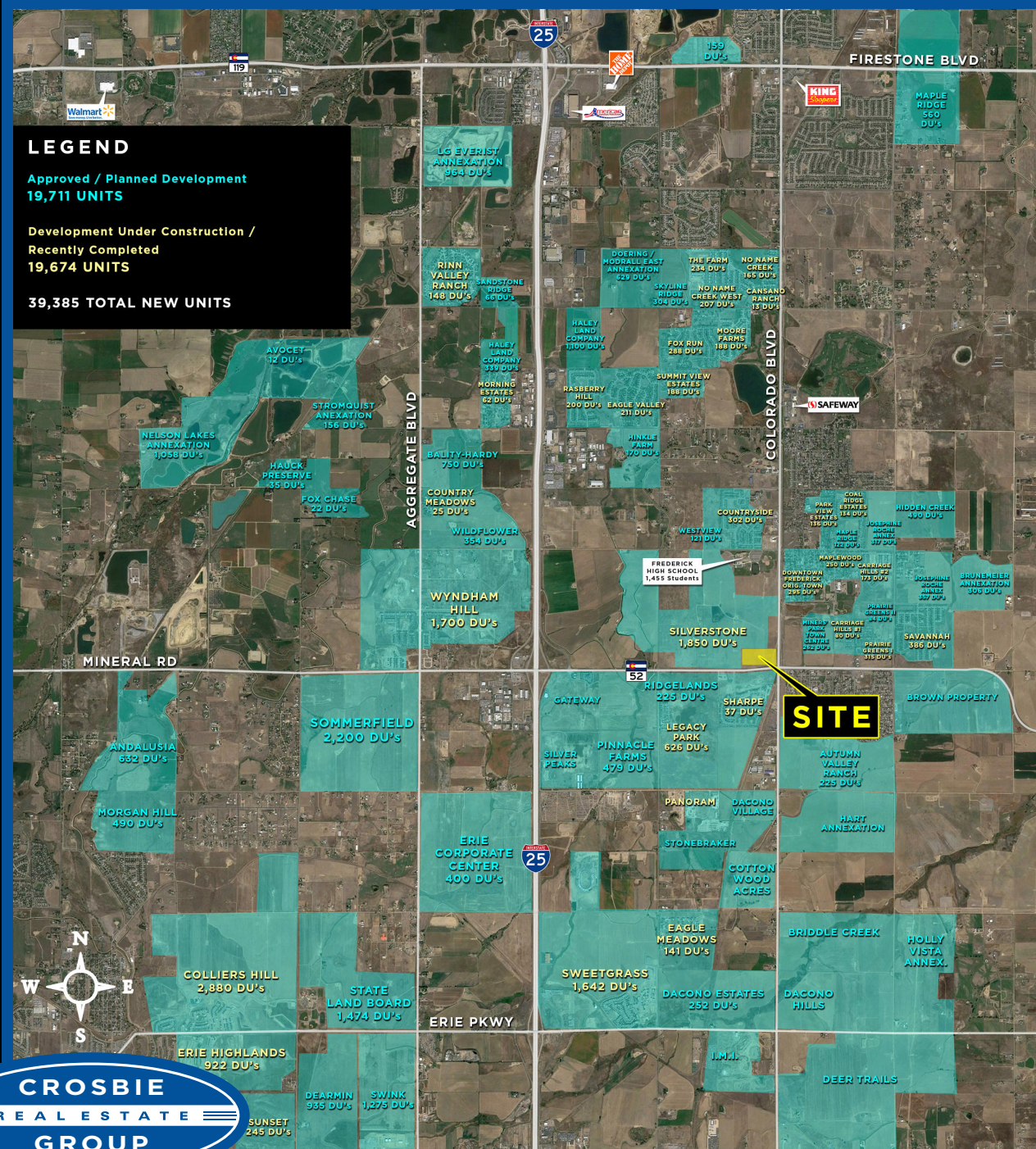


SITE



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:

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Disclosure Agreement

