

SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO 80535



KING SOOPERS MARKETPLACE
ANCHORED SHOPPING CENTER

FREDERICK GROWTH

778 AC
*residential land currently
in planning*

6,251
*planned single
family units*

3,241
*additional planned single family homes currently
in planning review (various stages)*

CARBON VALLEY GROWTH

12,693
*units under construction
or recently completed*

19,042
*additional
planned units*

*Carbon Valley encompasses Frederick, Dacono, and Firestone which
are all located within a 3 mile radius of the Silverstone Marketplace*



**Frederick High
School**

0.5 miles north
of site

1,509 Students
(1,600 Capacity)

Open Campus

TIMELINE

NOW!

Horizontal Construction happening now

4Q 2024

Pads delivered 4th quarter of this year

Dec. 2024

Shop space delivered December of this year

2Q 2025

King Soopers to open 2nd quarter of next year

TRADE AREA DEMOGRAPHICS



\$127,526

*Average Household
Income
(3 miles)*



35.8

*Average Age
(3 miles)*



3.4

*Average
Household Size
(3 miles)*



39,761

Carbon Valley Population

16,835

Frederick Population



\$538,103

*Median Single Family
Home Sale Price
(Frederick, Dacono,
Firestone, 2023)*



5%

*Frederick
Average Growth
Rate Per Year*



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Developing community.
Delivering excellence.



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WELD COUNTY

As of the last census:

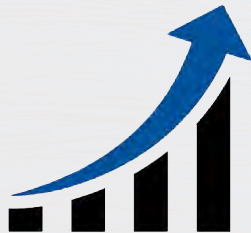
Weld County is the **FASTEST GROWING** County in the State of Colorado and is home to **7** of the state's 14 **FASTEST-GROWING MUNICIPALITIES** between July 2020 and July 2022.

Frederick is the State's **13th FASTEST GROWING** municipality.

Weld County has seen consistent **JOB GROWTH** since 1983, averaging **2,000 new jobs each year** and **953 new jobs** in December 2023 alone.

In November 2023 there were:

6,920 total **HOME CLOSINGS** in Weld County,
428 total **HOME CLOSINGS** in Frederick, and
4,098 total **RESIDENTIAL PERMITS** issued in Weld County.



POPULATION GROWTH for 80535 zip code

2010 - 2023E: **64.02%** 2023E - 2028F: **14.18%**

