

SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



Lot	Acreage	Availability
5	0.79	Chase Bank
6	1.117	Wendy's
7	0.679	Available
8 & 9	1.75	Deal Pending - Chicken
10	1.308	Available
11	0.759	Valvoline
12	0.645	Deal Pending - Coffee
13	0.87	Auto Parts
14	9.734	Deal Pending - Lowe's
15	3.148	Available (divisible)
Retail Shops 2	0.763	Leased
Retail Shops 4	1.384	Leased / Pending

For more information, contact:

Rhonda Coy

720 287 6866

rcoy@creginc.com

Scott Steputis

720 287 6868

step@creginc.com

PROPERTY OVERVIEW:

- Only 3 retail pads remain
- 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

Senior Vice President, Leasing

303-656-8713

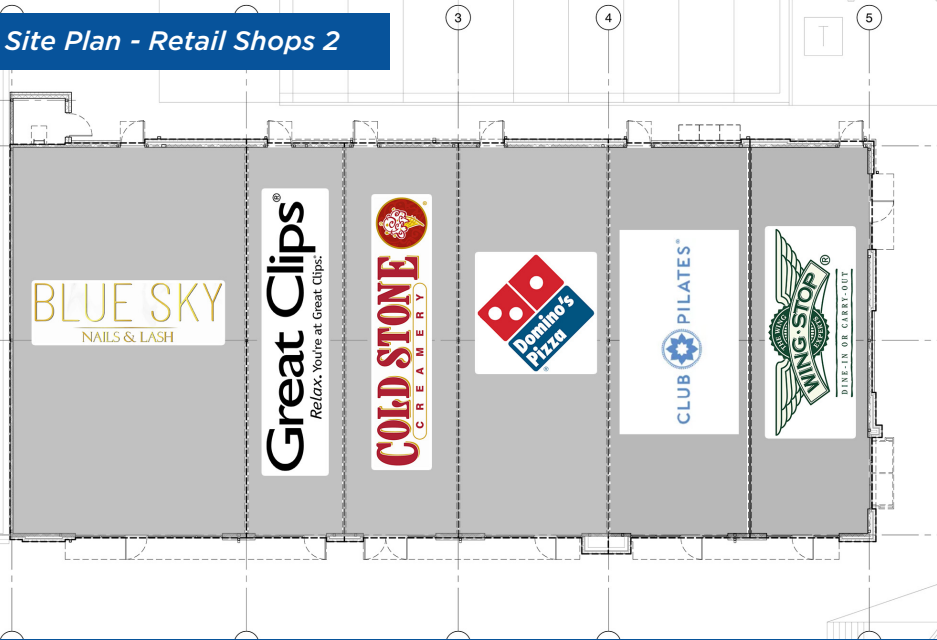
hwiseman@evgre.com



RETAIL SHOPS FOR LEASE

NWC Highway 52 & Colorado Boulevard, Frederick, CO

Site Plan - Retail Shops 2



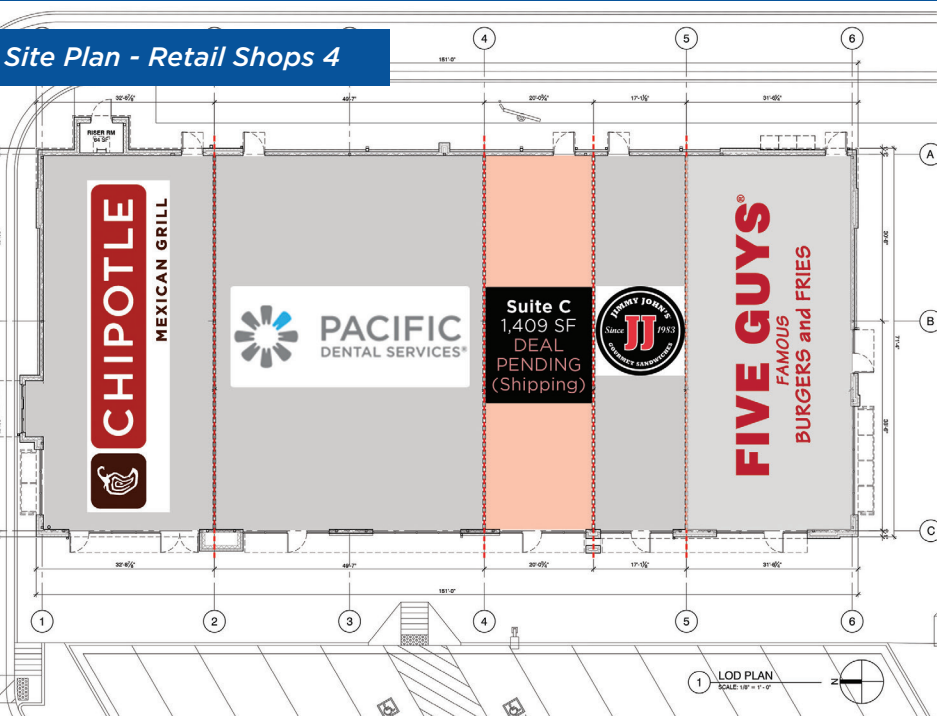
Rendering - Retail Shops 2



RETAIL SHOPS 2 - NOW OPEN!

Suite	Square Footage	Availability
A	2,500	Blue Sky Nails & Lash
B	1,034	Great Clips
C	1,200	Cold Stone Creamery
D	1,600	Domino's Pizza
E	1,502	Club Pilates
F	1,314	Wingstop

Site Plan - Retail Shops 4



Rendering - Retail Shops 4



RETAIL SHOPS 4 - SUITES A, B, D, & E NOW OPEN!

Suite	Square Footage	Availability
A	2,200	Five Guys
B	1,200	Jimmy John's
C	1,409	Deal Pending (Shipping)
D	3,500	Pacific Dental
E	2,325	Chipotle



SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO

DEMOGRAPHICS

POPULATION



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

DAYTIME POPULATION



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

AVG. HH INCOME



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

HOUSEHOLDS

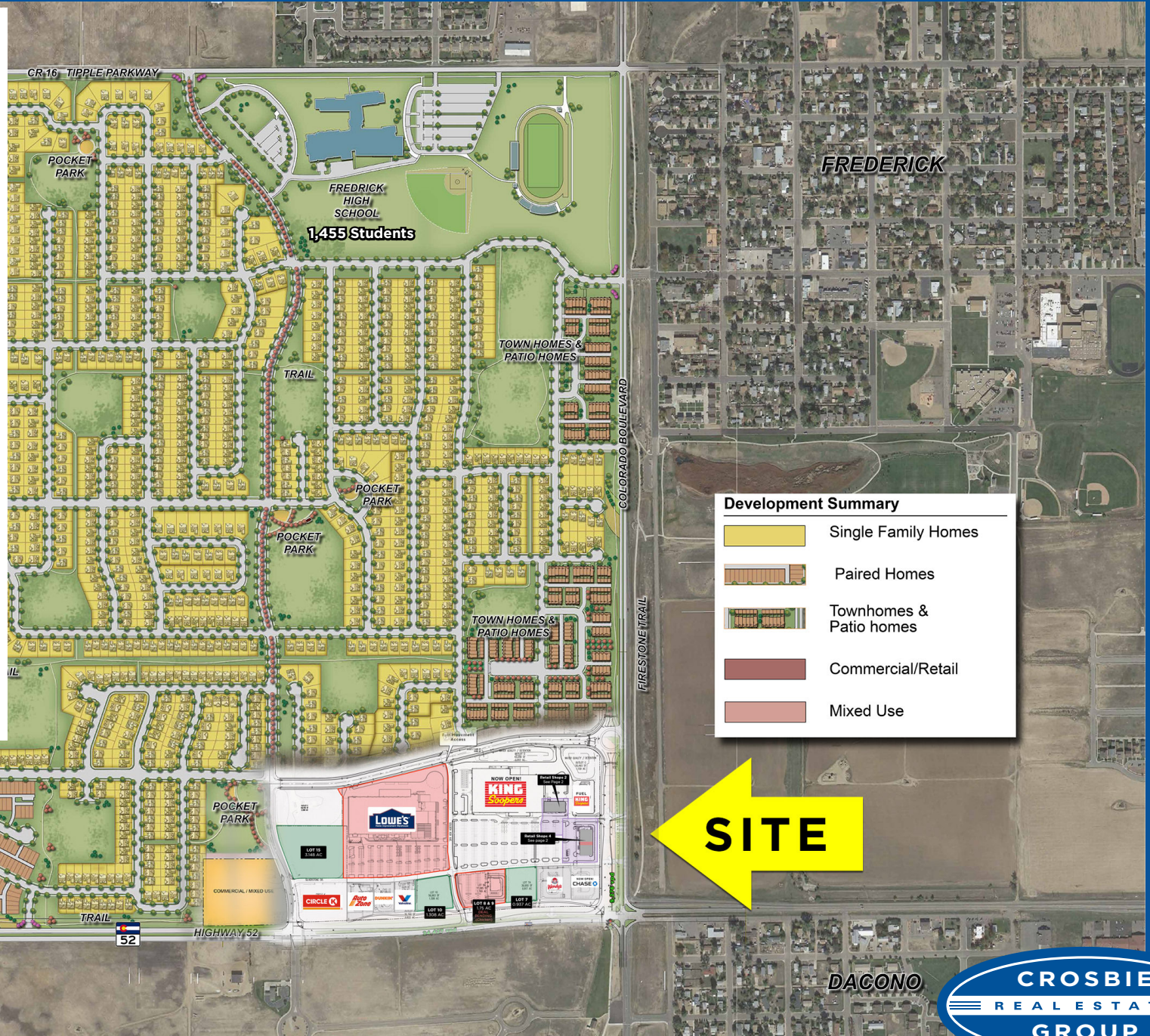


1 Mile:	2,464
3 Mile:	6,717
5 Mile:	12,731






TRAFFIC COUNTS



Hwy 52 e/o I-25:	24,427 vpd
Colorado n/o Hwy 52:	9,276 vpd



Development Summary

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



