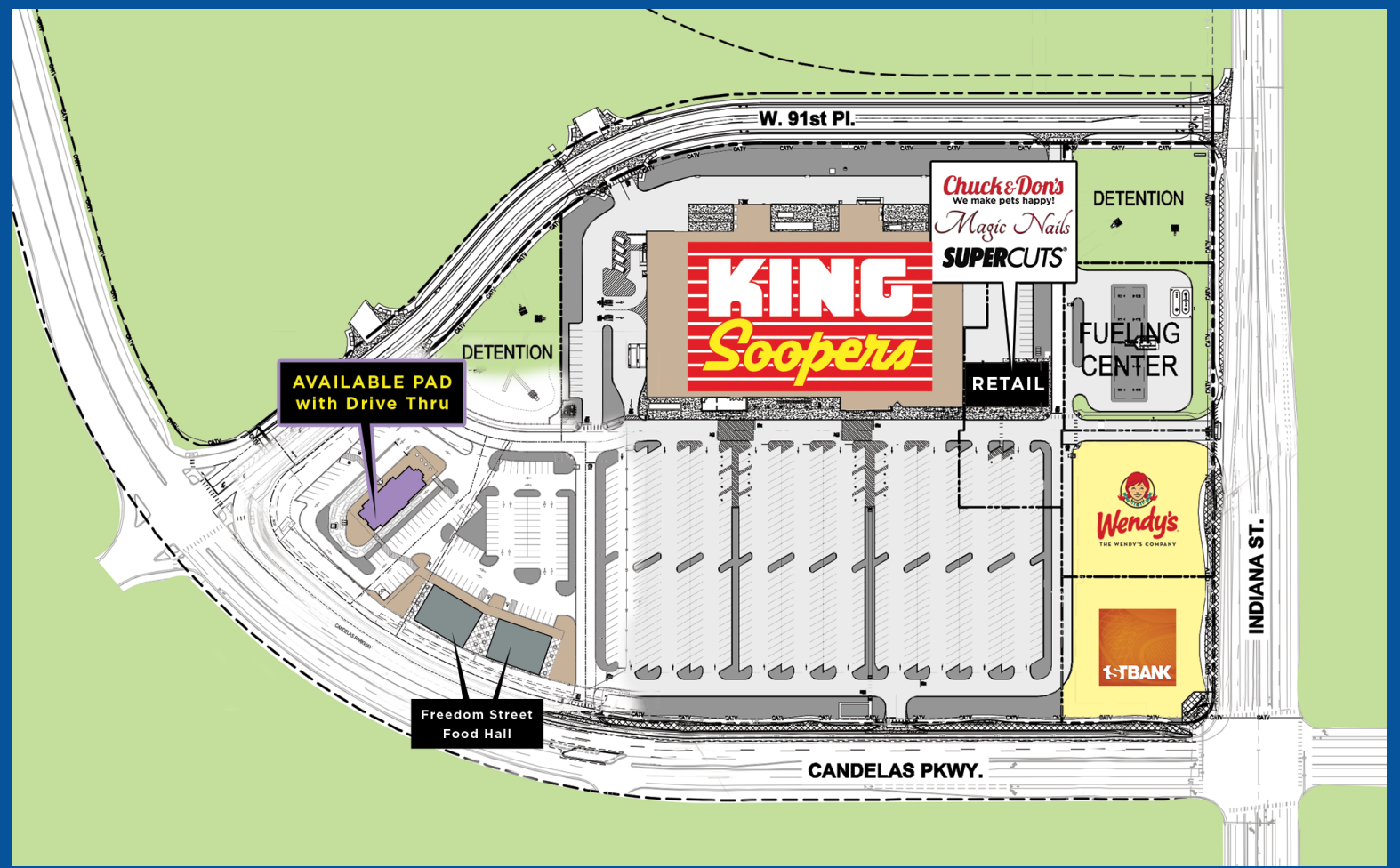




CANDELAS MARKETPLACE

NWC Indiana Street & Candelas Parkway, Arvada, CO



PROPERTY OVERVIEW:

- Brand new King Soopers Marketplace (123,000 SF)
- Join Chuck & Don's, Supercuts, Magic Nails, 1st Bank and Wendy's
- 1 pad site remains, signage available on Indiana Street

FEATURES:

- Adjacent to Candelas development, with 18 home closings per month at an average home price of \$525,000
- Strong demographics - the wealthiest zip code in Colorado
- Booming population growth in an under-served trade area
- Close proximity to Ralston Valley High School with 1,850 Students



DEMOGRAPHICS

POPULATION			
1 Mile:	3 Mile:	5 Mile:	
3,552	27,461	119,764	

HOUSEHOLDS			
1 Mile:	3 Mile:	5 Mile:	
1,255	9,868	47,007	

DAYTIME POPULATION			
1 Mile:	3 Mile:	5 Mile:	
368	4,348	41,694	

AVG. HH INCOME			
1 Mile:	3 Mile:	5 Mile:	
\$136,466	\$123,870	\$102,927	

AVG. DAILY TRAFFIC		
Indiana St south of Candelas	16,224 VPD	

MED. HH INCOME			
1 Mile:	3 Mile:	5 Mile:	
\$126,994	\$111,580	\$90,007	

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

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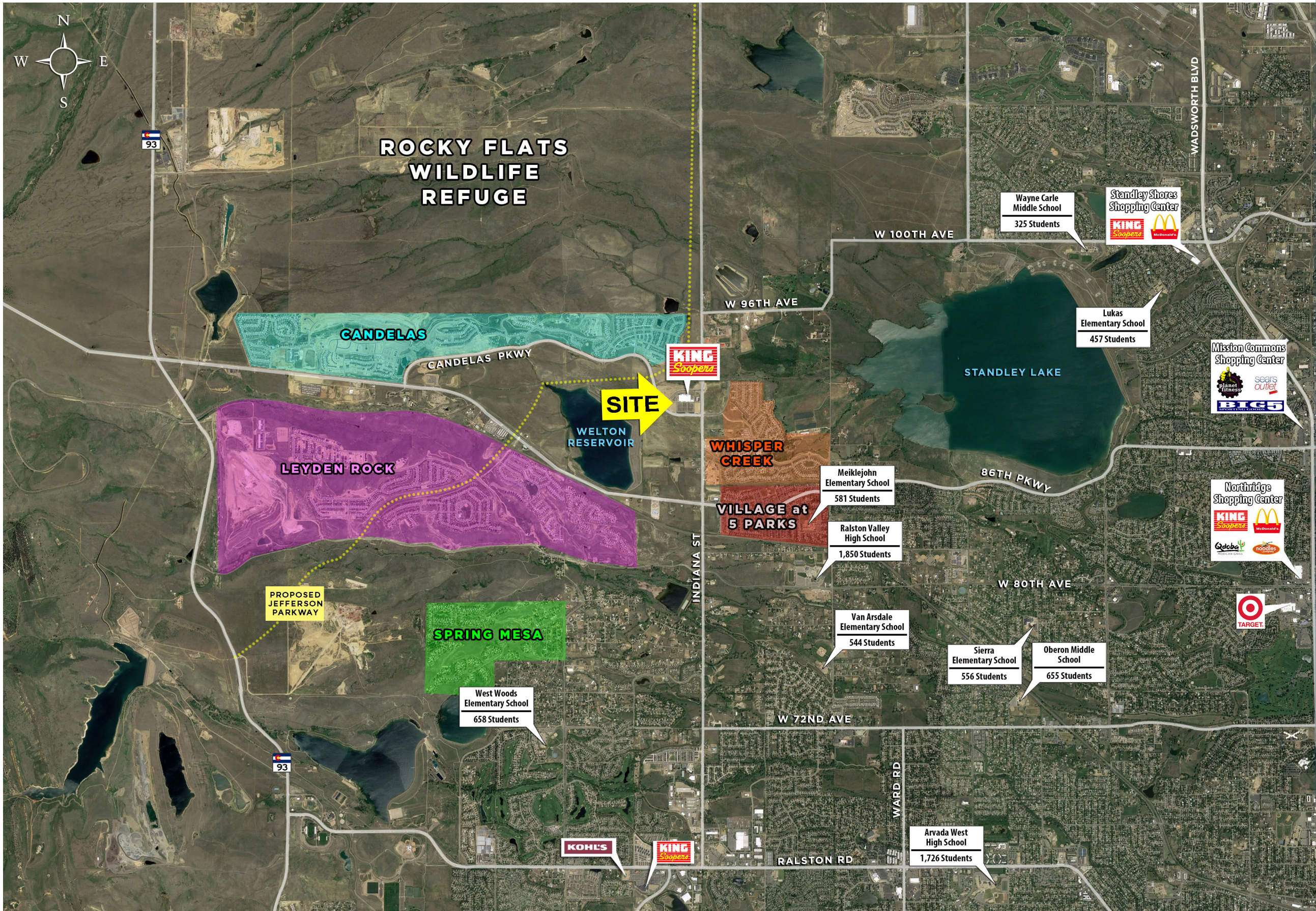
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CANDELAS MARKETPLACE

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RESIDENTIAL SUMMARY	
Candelas	UNITS
Existing	1,066
Under Construction	2,233
Future Planned	754
Village at 5 Parks	
Existing	1,158
Whisper Creek	
Existing	882
Under Construction	16
Leyden Rock	
Existing	1,419
Under Construction	30
Skystone	
Existing	400
Under Construction	119
Blue Mountain	
Existing	98
Coal Creek Canyon	
Existing	5,000
Canyon Pines	
Entitled	90
TOTAL	13,363
Existing South Area Housing Units not included w/above projects	
	5,684
TOTAL ROOFTOPS	19,047
Summary	
New/Under Const.	2,233
Under Review	98
Planned/Approved	2,586
Existing	15,707
Total:	20,624

