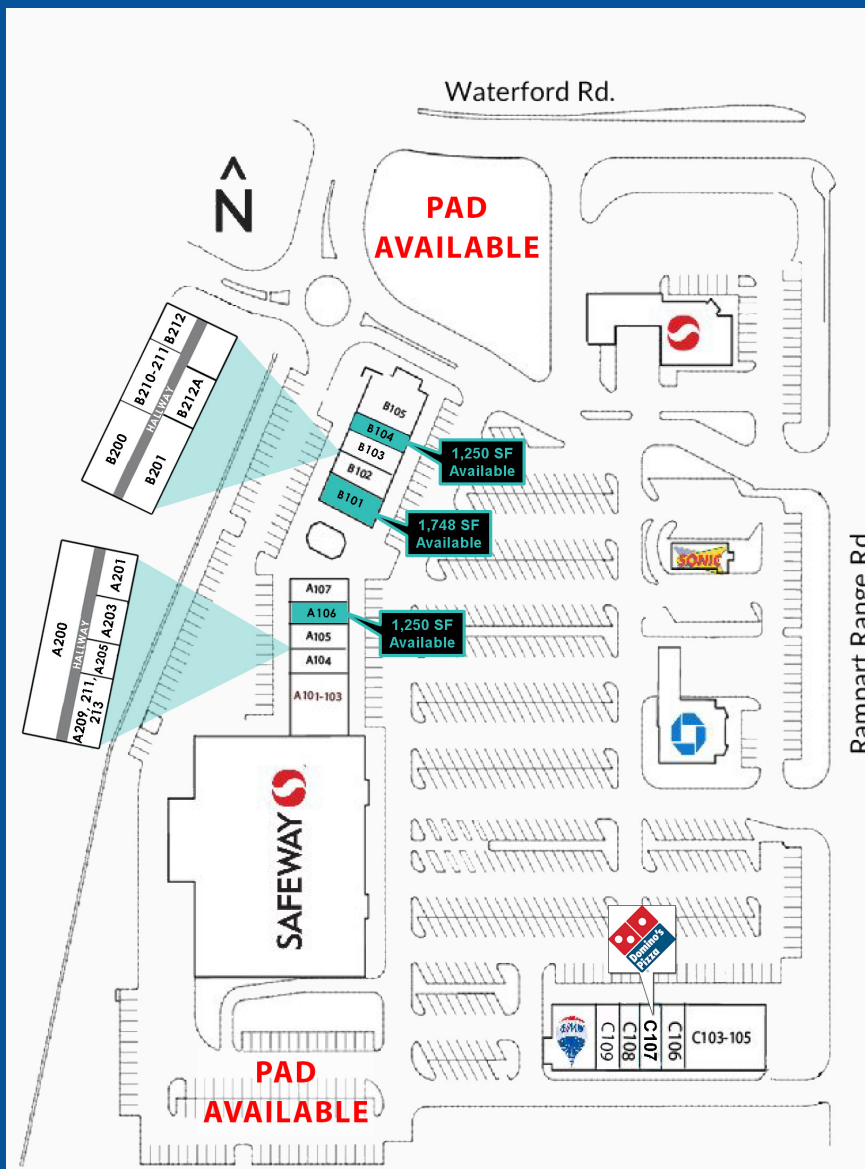


ROXBOROUGH MARKETPLACE

8355 N. Rampart Range Road, Littleton, CO 80125



UNIT	TENANT	SF
8355	Safeway	43,035
A101-103	Roxborough Liquors	3,720
A104	Roxborough Liquors	1,244
A105	Magic Nails	1,250
A106	Available	1,250
A107	Subway Franchise Restaurants of Canada Ltd.	1,248
A200-212	Douglas County Library	6,930
A201	Trailstone Insurance	739
A203	Magoffin Insurance Agency LLC	688
A205-A207	Purple Mountain Chiro	1,207
A209	Office Space	595
A211	Office Space	675
A213	Office Space	685
B101	Available	1,748
B103	Vet	1,991
B104	Available	1,250
B105	Waterton Tavern	2,480
B200-B206	Dr. Martinich	3,221
B201	Office Space	3,767
B210	Office Space	824
B211	Office Space	840
B212	Sheriff's Office	353
B212A	Office Space	698
B213	Allstate	888
C101-C102	JP's Asian Bistro	2,500
C103-C105	Snap Fitness (CO Fitness)	3,759
C106	Evergreen Cleaners	1,435
C107	Domino's Pizza	1,253
C108	Great Clips	1,200
C109	Rosa Mexican Kitchen	1,253
C110	ReMax	2,637
PAD A	Available	3,600
PAD B	Sonic Burgers	1,525
PAD C	Chase Bank	3,300
PAD D	Available	6,000
R1	Verizon Wireless	480
Side Pad	Safeway Fuel Pad	4,200
TOTAL		114,468

PROPERTY OVERVIEW:

- ◇ 1,250 SF - 1,748 SF retail space available
- ◇ 1.34 AC & 1.39 AC pad sites available

FEATURES:

- ◇ Only grocery-anchored shopping center in the trade area
- ◇ Across from new master planned community Sterling Ranch, with 12,000 new housing units
- ◇ Join Safeway, Chase Bank, Subway, Great Clips and many more!

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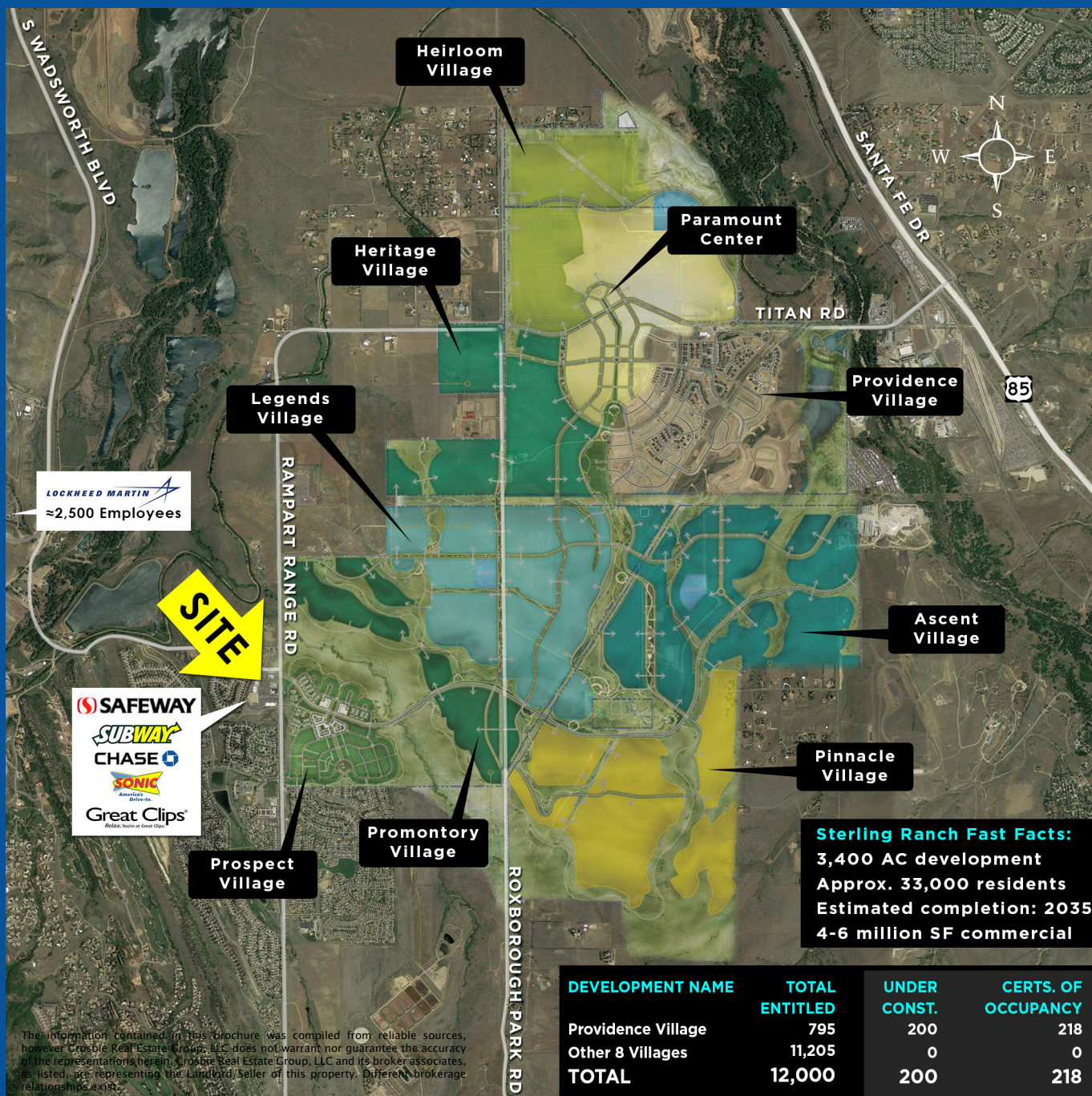
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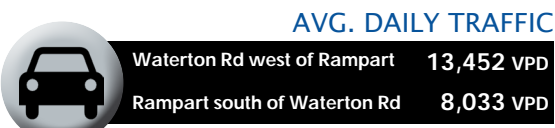
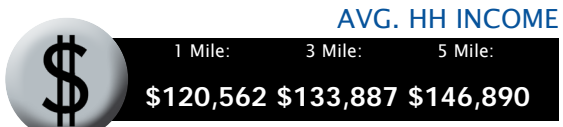
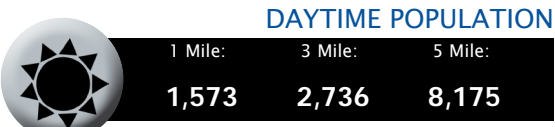
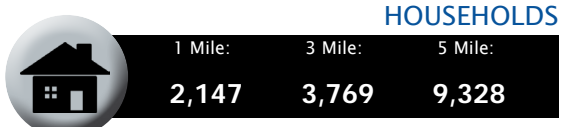
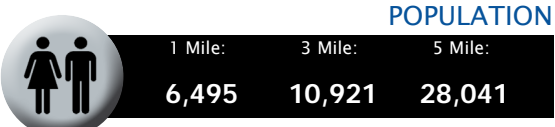


Sterling Ranch Fast Facts:
 3,400 AC development
 Approx. 33,000 residents
 Estimated completion: 2035
 4-6 million SF commercial

DEVELOPMENT NAME	TOTAL ENTITLED	UNDER CONST.	CERTS. OF OCCUPANCY
Providence Village	795	200	218
Other 8 Villages	11,205	0	0
TOTAL	12,000	200	218

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.

DEMOGRAPHICS



Disclosure Agreement



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