

# SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO



For more information, contact:

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## PROPERTY OVERVIEW:

- Only 5 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:

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# RETAIL SHOPS FOR LEASE

NWC Highway 52 & Colorado Boulevard, Frederick, CO

Site Plan - Retail Shops 2



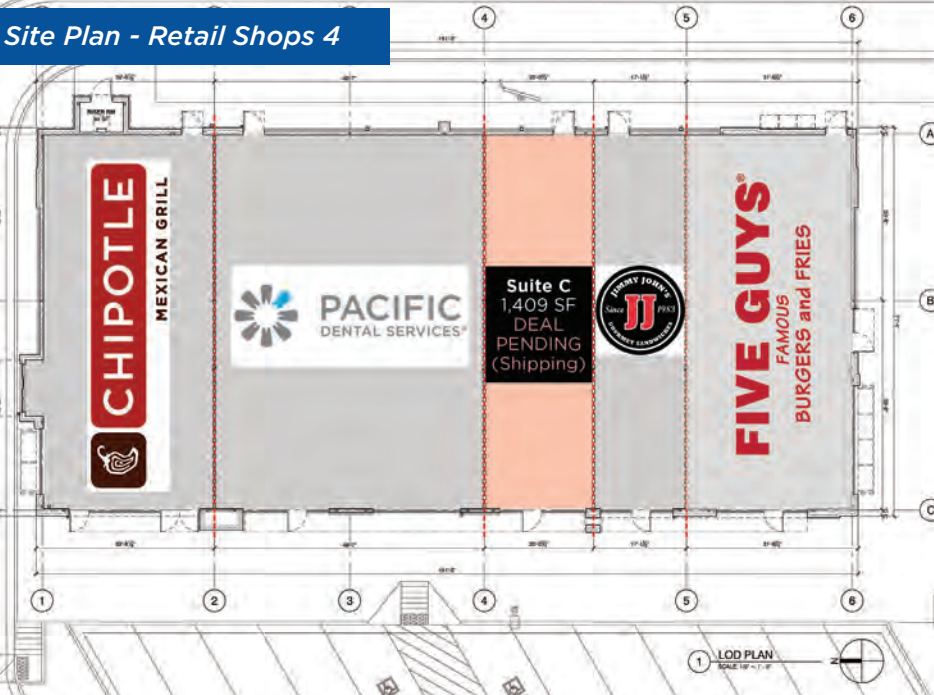
Rendering - Retail Shops 2



**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



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## 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



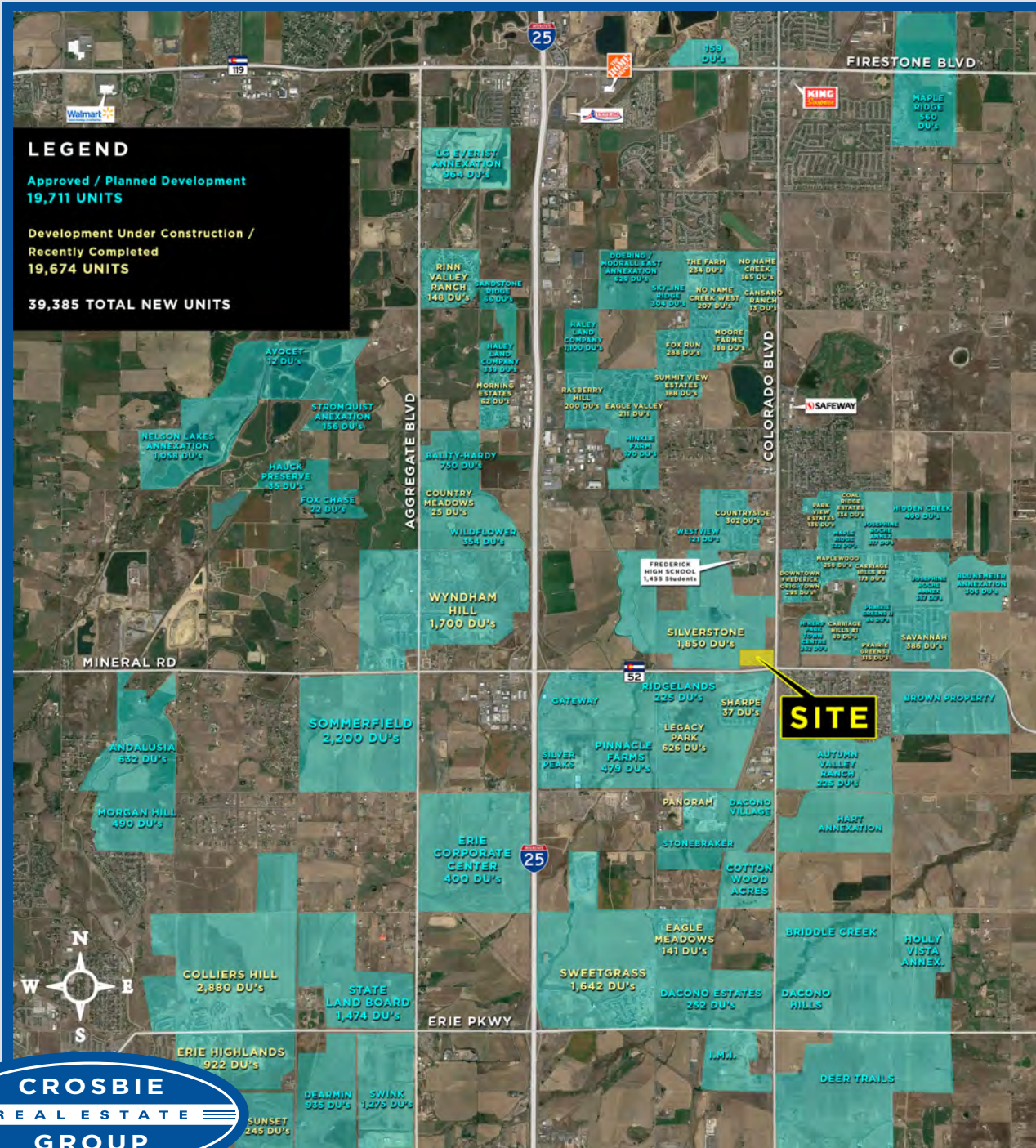
### Development Summary

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



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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

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Disclosure Agreement

