SILVERSTONE MARKETPLACE

NWC Highway 52 & Colorado Boulevard, Frederick, CO

For more information, contact:

Rhonda Coy

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PROPERTY OVERVIEW:

- Only 4 retail pads remain
- Shop space 100% leased!
- 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:

Evergreen Multifamily Retail Industrial

DEVELOPER CONTACT:

Heather Wiseman

Senior Vice President, Leasing

303-656-8713

hwiseman@evgre.com

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Lot	Acreage	Availability
5	0.79	Chase Bank
6	1.117	Wendy's
7	**0.679**	**Available**
8	**1.052**	**Available**
9	**0.956**	**Available**
10	1.308	Deal Pending (Medical)

Lot	Acreage	Availability
11	0.759	Valvoline
12	0.645	Dunkin'
13	0.87	AutoZone
14	9.734	Lowe's
15	**3.148**	**Available (divisible)**

Lot	Acreage	Availability
Retail Shops 2	0.763	Leased
Retail Shops 4	1.384	Leased

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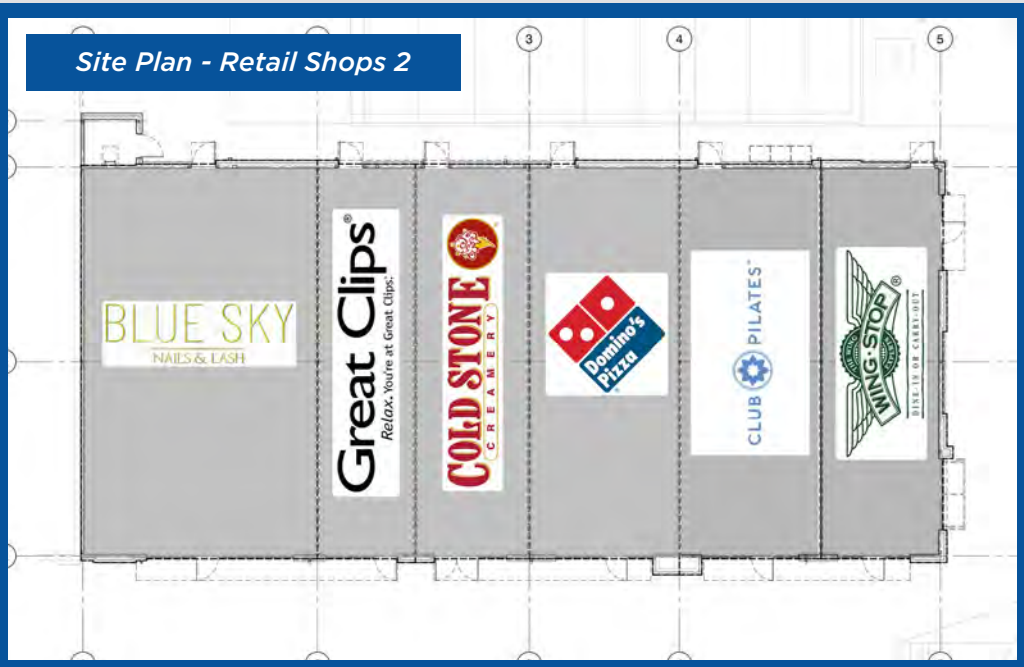
RETAIL SHOPS - 100% LEASED

NWC Highway 52 & Colorado Boulevard, Frederick, CO

Site Plan - Retail Shops 2

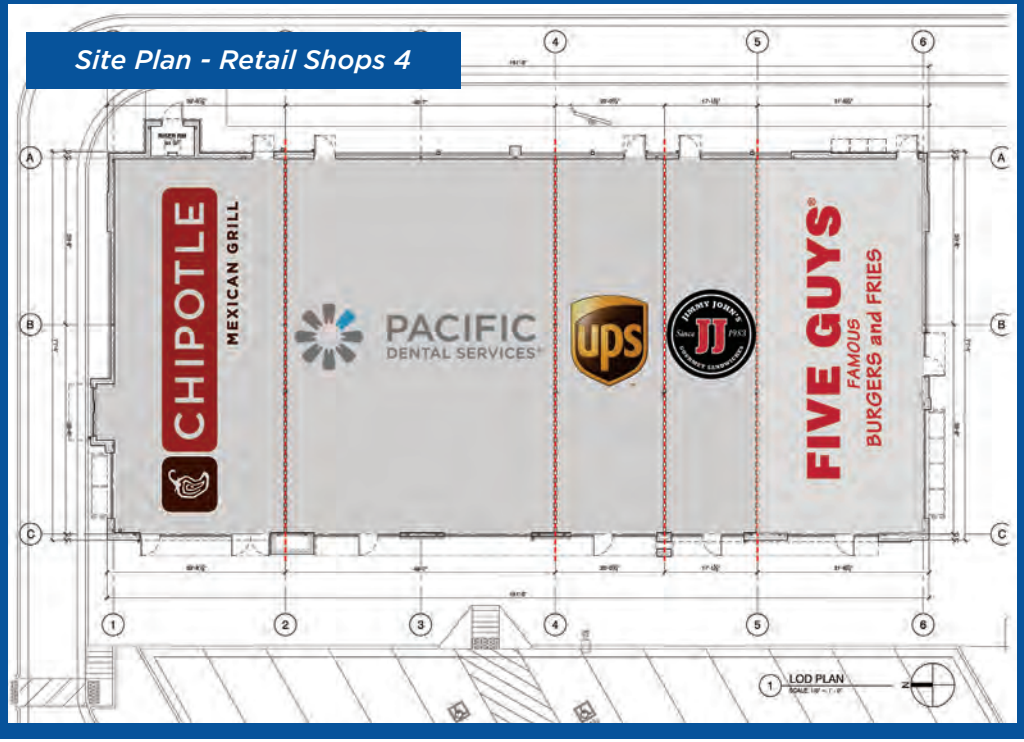


Rendering - Retail Shops 2

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	UPS
D	3,500	Pacific Dental
E	2,325	Chipotle

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SILVERSTONE MARKETPLACE

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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

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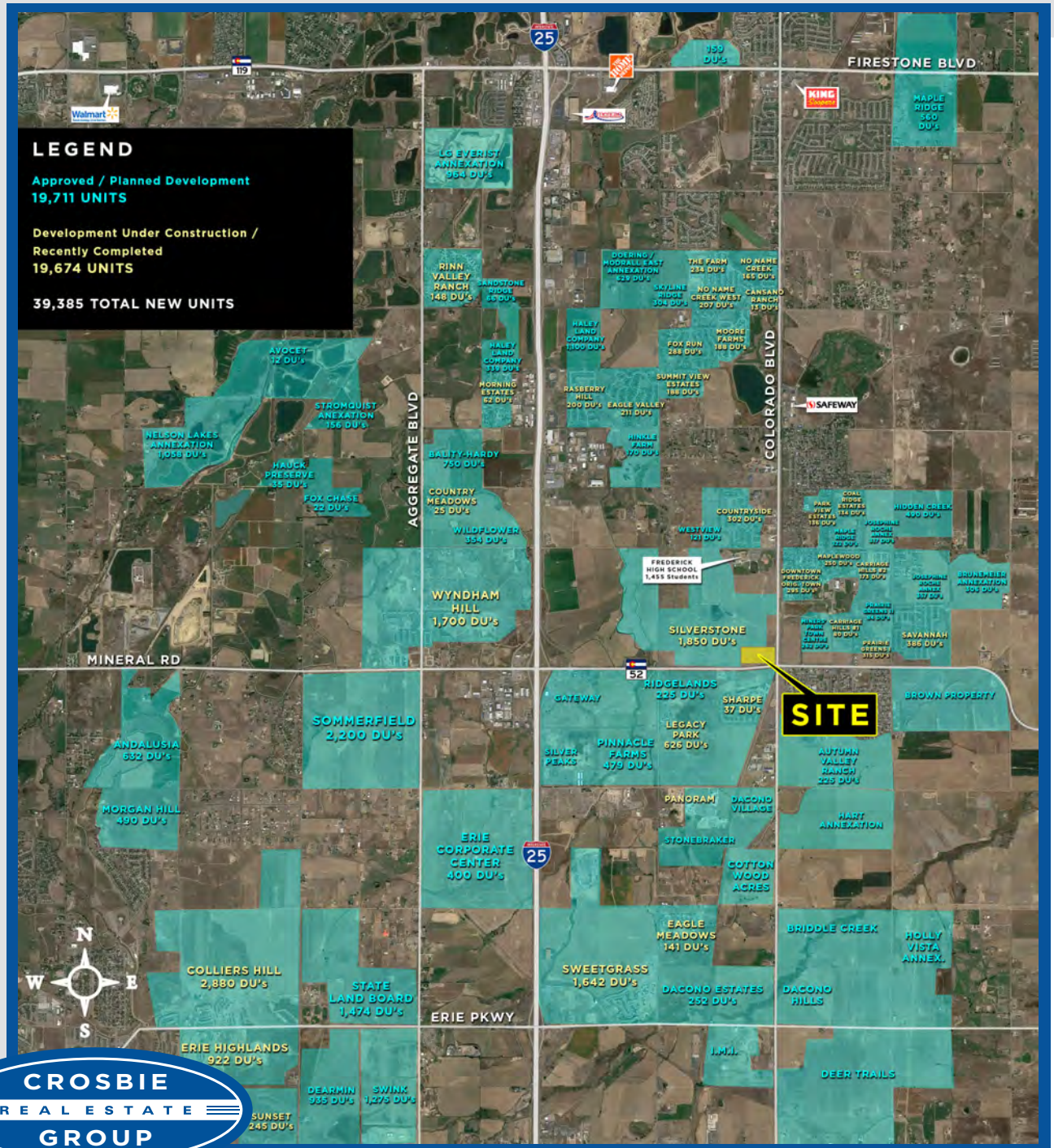

Located just east of Interstate 25 and on the hard corner of Highway 52 and Colorado Boulevard, Silverstone Marketplace is truly in the center of everything. The Town has excellent transportation access north-south on I-25, and east-west on Highways 52 and 119. These corridors provide easy access to 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