

AURORA ONE - PRIME RETAIL SITES

NWC STEPHEN D HOGAN PARKWAY & E-470, AURORA, COLORADO

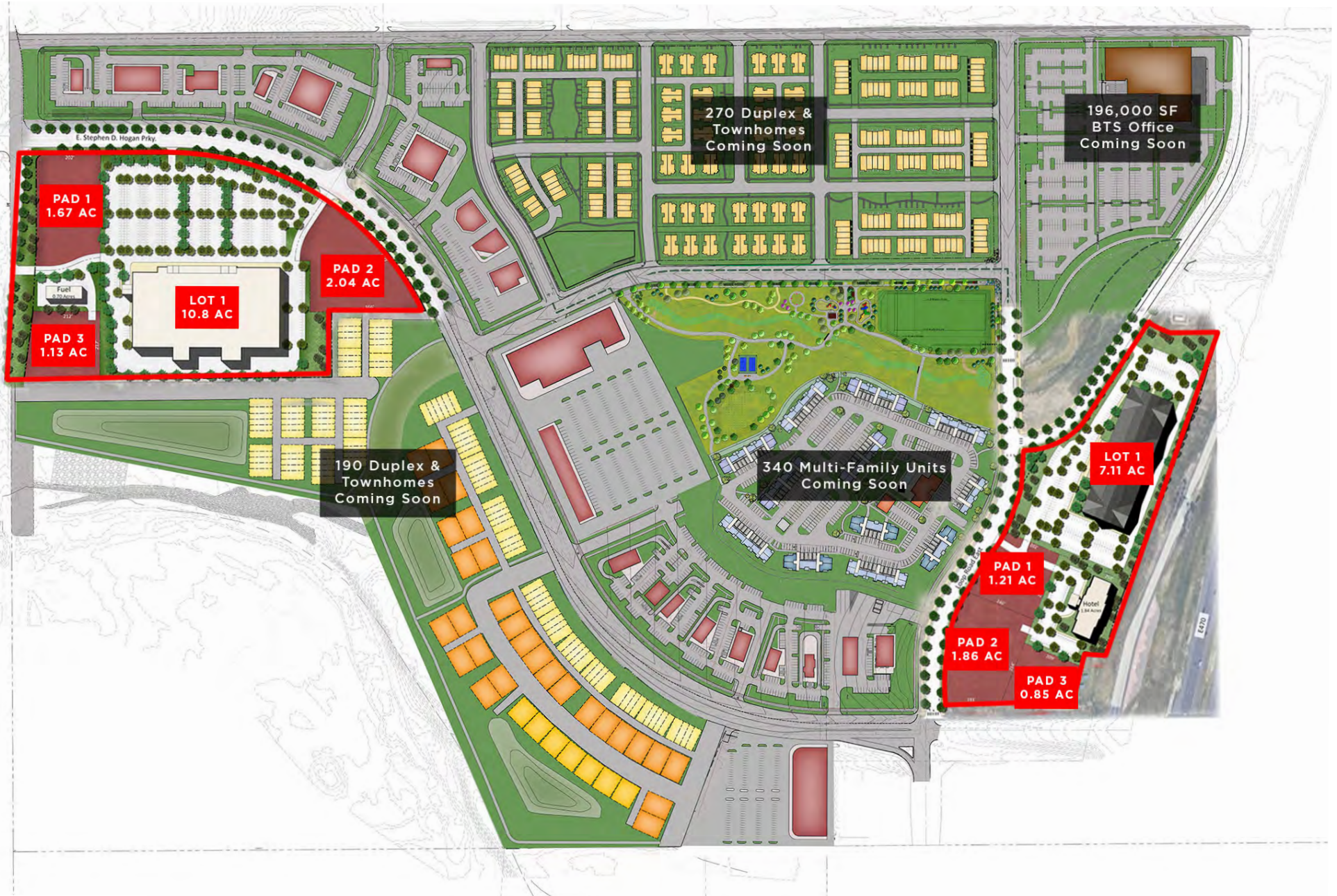


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Denver, CO
80211

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SITE PLAN (CONCEPTUAL)



VALDAI PARCEL (CONCEPTUAL)



PICADILLY PARCEL (CONCEPTUAL)



4,218 New Homes
(Completed Developments)

44,929 Homes
Under Construction

11,417 Homes
Planned

60,564 TOTAL NEW UNITS

Green Valley Ranch East
3,850 Units
637 Built

Aurora Highlands
23,000 Units
1,468 Built

EAST PARK 70

amazon
Distribution

AMAZON
EASTGATE

PROLOGIS
PARK 70

3 Mile
Radius
Ring

E COLFAX AVE

amazon
Distribution

AURORA
SPORTS
PARK

STAFFORD
LOGISTICS
CENTER

Horizon
Uptown
2,964 Units
120 Built
4.65 Avg.
Monthly
Sale Rate

AURORA
CROSSROADS

2 Mile
Radius
Ring

Tributary
300 Units
Planned

Aetna
433 New Homes

E 6TH AVE

AURORA
COMMUNITY
COLLEGE

Cross Creek
1,071 Units
800 Built

Aldonea
1,026
New Homes

Sky Ranch
4,400 Units
685 Built

Traditions
1,064
New Homes

Harmony
5,025 Units
884 Built

BUCKLEY
AIR FORCE BASE
3,500 active
duty members

SITE

Waterstone
780 Units
687 Built

TOWN CENTER
at AURORA

Sterling Hills
1,695
New Homes

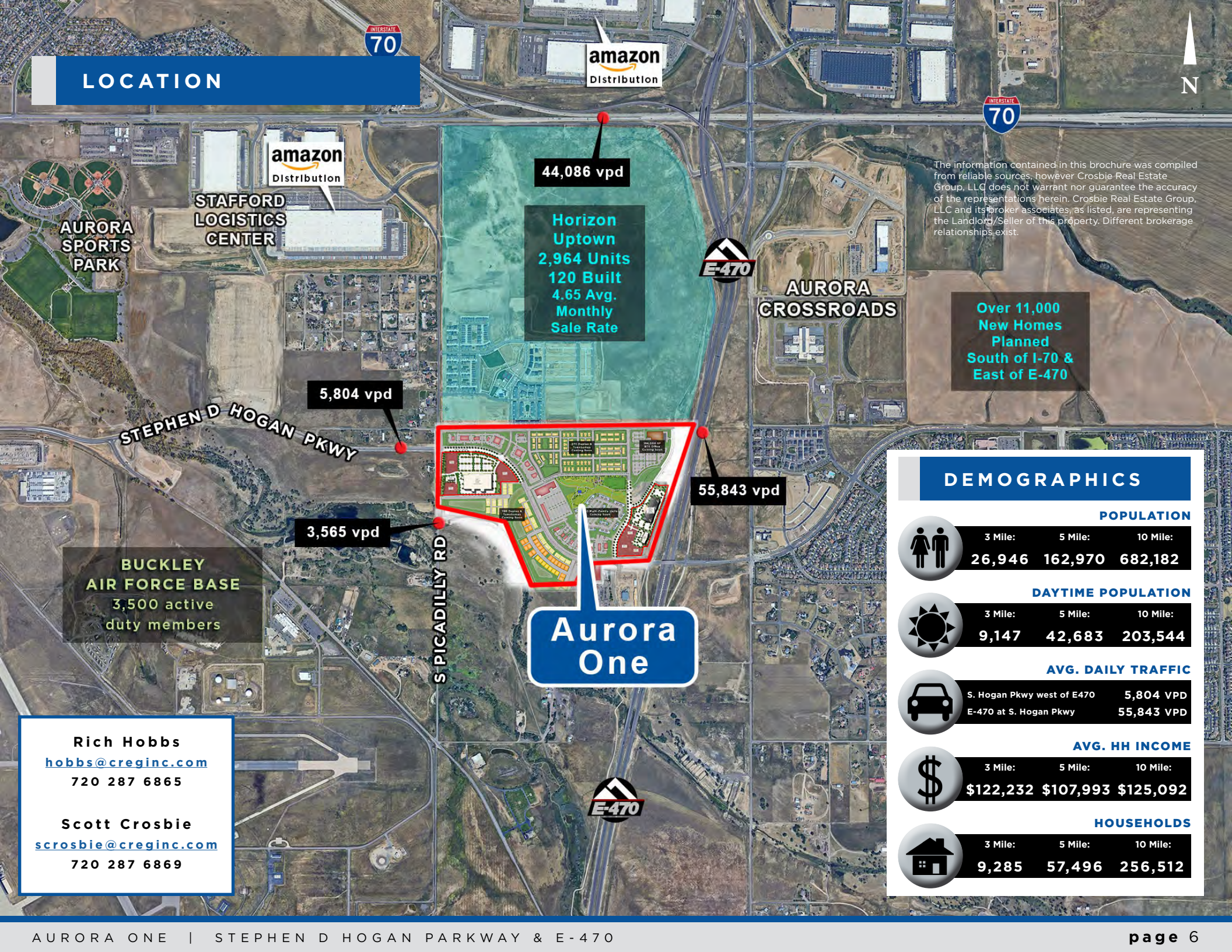
Parkland Village
9,032 Units
Planned

E JEWELL AVE

Murphy Creek
3,839 Units
1,191 Built

The Foundry
2,085 Units
Planned

LOCATION



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Over 11,000 New Homes Planned South of I-70 & East of E-470

DEMOGRAPHICS

POPULATION

Icon	3 Mile:	5 Mile:	10 Mile:
	26,946	162,970	682,182

DAYTIME POPULATION

Icon	3 Mile:	5 Mile:	10 Mile:
	9,147	42,683	203,544

AVG. DAILY TRAFFIC

Icon	Location	VPD
	S. Hogan Pkwy west of E470	5,804 VPD
	E-470 at S. Hogan Pkwy	55,843 VPD

AVG. HH INCOME

Icon	3 Mile:	5 Mile:	10 Mile:
	\$122,232	\$107,993	\$125,092

HOUSEHOLDS

Icon	3 Mile:	5 Mile:	10 Mile:
	9,285	57,496	256,512

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