

38th & Blake

0.5 Mile
 Population: 3,600
 Daytime Employment: 2,500
 Median Age: 31.2
 Avg. HH Income: \$60,213

Today
 • Progressive retail including the Source
 • Nearby breweries including Great Divide, Black Shirt Brewing and Epic Brewery occupy just under 100,000 sq. ft. total

Future
 • Catalyst's Health Tech Innovation Campus—a 300,000 sq. ft. mixed-use technology center that will open in Q3 2017
 • Industry, HUB, and World Trade Center will have 622,000 sq. ft. of office and mixed-use space at full build out

Central Park

0.5 Mile
 2016 Population: 1,146
 Daytime Employment: 699
 Median Age: 34.8
 Avg. HH Income: \$167,314

Today
 • Over 1.8 million sq. ft. of retail between The Shops at Northfield Stapleton & Quebec Square Shopping Center
 • 4 hotels serve the area with 988 hotel rooms

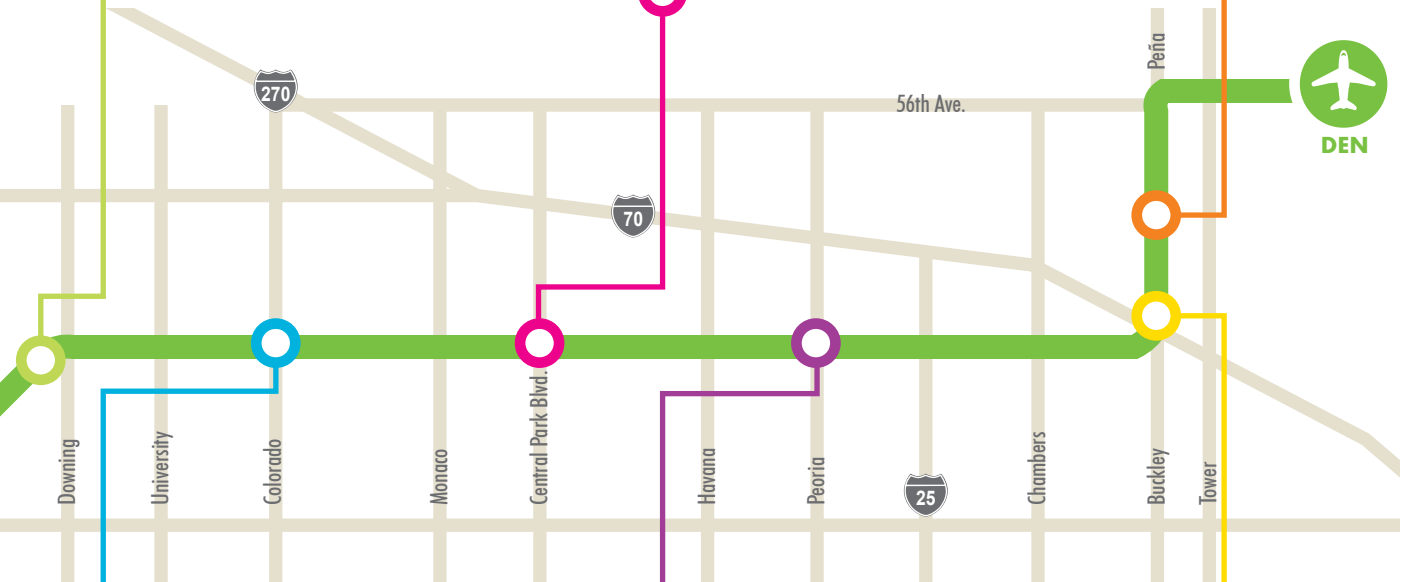
Future
 • Central Park Station, a Forest City master planned community has 33 acres of C-MX-16 and C-MX-20 developable land in Denver.
 • Centerfield Campus development, owned by Stapleton Core, includes 58 acres of M-IMX-12 developable land
 • Stapleton has 1,900 single family lots for future development

61st & Peña

0.5 Mile
 2016 Population: 0
 Daytime Employment: 85
 Median Age: N/A
 Avg. HH Income: N/A

Today
 • 16.8 acres of land available for sale in Denver

Future
 • 400 acre TOD property owned by L.C. Fulenwider, Inc.
 • Panasonic Enterprise Development Solutions HQ Coming Soon
 • More than 1,000 vacant developed lots for residential housing



40th & Colorado

0.5 Mile
 2016 Population: 2,900
 Daytime Employment: 2,400
 Median Age: 29
 Avg. HH Income: \$53,473

Today
 • 427 income restricted apartments under construction or newly delivered

Future
 • 12.23 acres of land for sale—zoned for industrial in Denver, but can apply for mixed-use

Peoria

0.5 Mile
 2016 Population: 445
 Daytime Employment: 3,673
 Median Age: 31.4
 Avg. HH Income: \$171,866

Today
 • 6.17 acres available for sale in Aurora and Adams County

Future
 • TOD zoning with development opportunities for mixed-use office, retail and multifamily, divided by core and general area covenants regarding residential density
 • R Line Light Rail that connects Aurora and Southeast Denver to the A Line will open in December 2016

40th & Airport - Gateway Park

0.5 Mile
 2016 Population: Minimal
 Daytime Employment: 814
 Median Age: N/A
 Avg. HH Income: N/A

Today
 • A mix of retail, hotel and multifamily developments, and several large industrial users including Prologis and Boeing
 • Green Valley Ranch has approximately 6,000 single family homes

Future
 • 8.47 acres of developable land, zoned for commercial use for sale for \$1.48 million in Aurora
 • 11,000 additional developable single family lots