

TRADE AREA DEMOGRAPHICS

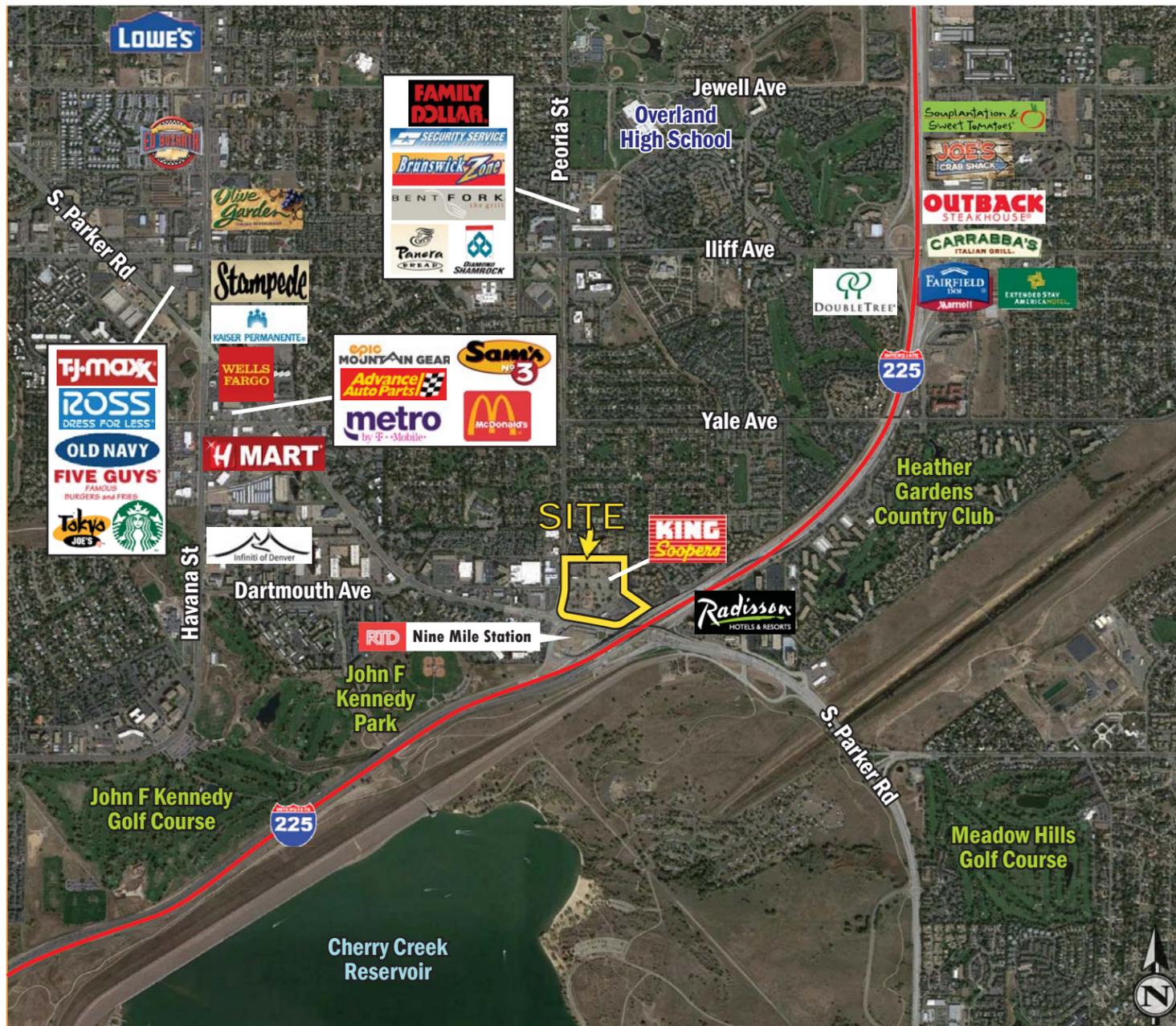
	1 Mile	3 Mile	5 Mile
Population	14,338	150,837	416,113
Average HH Income	\$84,750	\$92,157	\$104,885
Businesses	1,232	6,105	18,970
Employees	12,784	52,093	211,790

Source: Applied Geographic Solutions, 2020 Estimates

TRAFFIC COUNTS

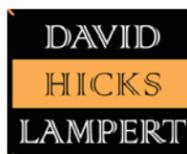
On S. Parker Road west of S. Peoria St	50,621 Cars/day
On S. Parker Road east of S. Peoria St	60,054 Cars/day
On S. Peoria St north of S. Parker Road	18,268 Cars/day
On I-225 north of S. Parker Road	144,000 Cars/day
On I-225 south of S. Parker Road	156,000 Cars/day

Source: CDOT 2020



FOR MORE INFORMATION, PLEASE CONTACT

PHILIP HICKS
303.694.6082
phil@dhlb.com



ANDREW FOX
303.577.9966
andrew.fox@dhlb.com

THE POINT AT NINE MILE STATION

NEC OF S. PARKER ROAD & S. PEORIA STREET - AURORA, CO



- The Point at Nine Mile Station is a 22 acre mixed use redevelopment project to include retail, entertainment, residential and office.

- The project is strategically located at the interchange of Parker Road and I-225 and will service a densely populated trade area with over 417,000 residents and 212,000 daytime employees within a five mile radius.

- Located at the heavily trafficked intersection of Parker Road and Peoria Street with over 115,000 cars per day and 156,000 cars per day on I-225.

PHILIP HICKS
phil@dhlb.com

ANDREW FOX
andrew.fox@dhlb.com





THE POINT AT NINE MILE STATION

NEC OF S. PARKER ROAD & S. PEORIA STREET - AURORA, CO

• Phase I - NOW LEASING

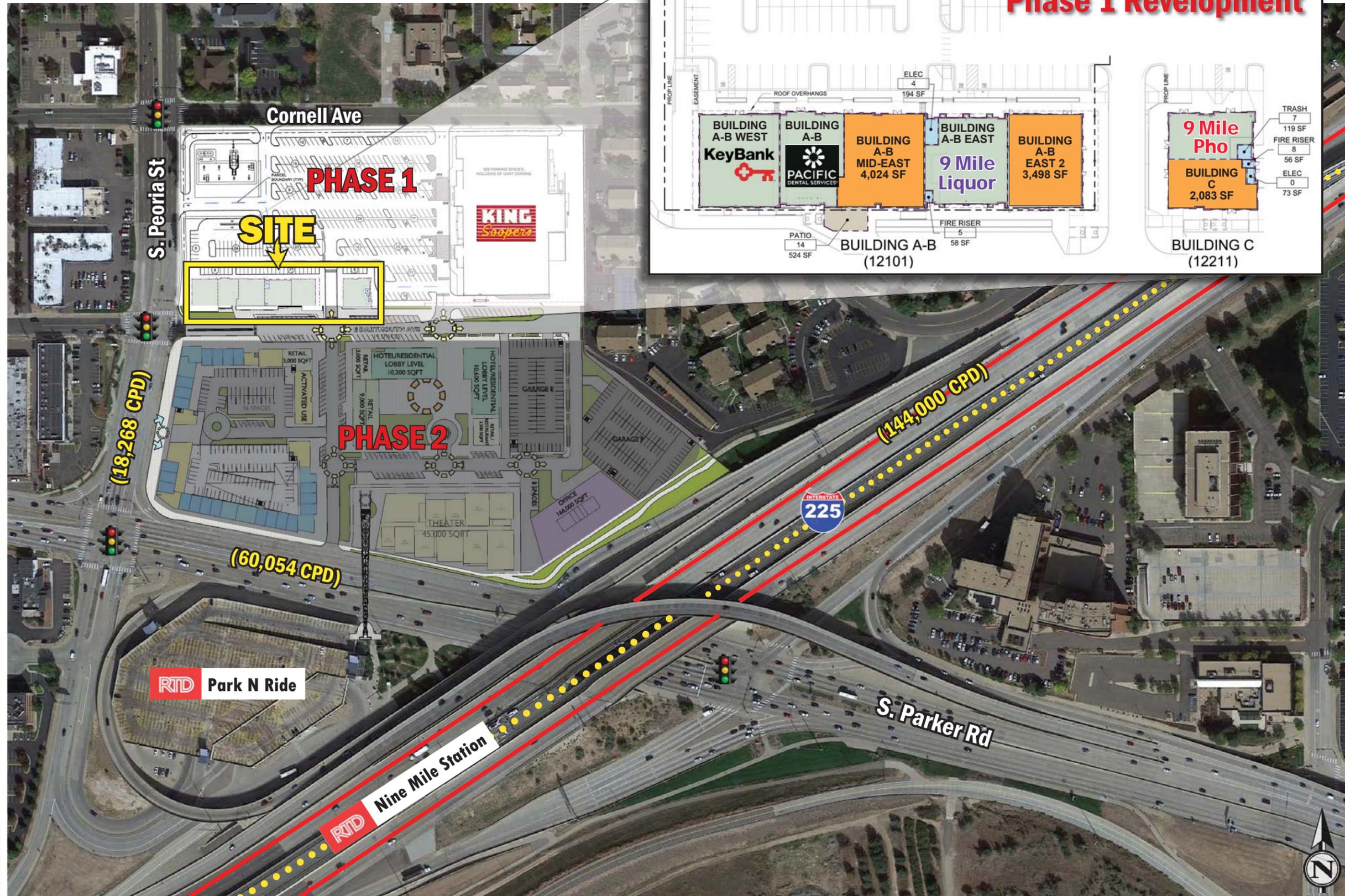
- A new 78,464 SF King Soopers
- Three multi-tenant retail buildings totaling 25,400 SF
- Retail buildings to be programmed for food uses including large patios, common grease traps and restaurant standard utilities.

- **Phase II** will commence construction following the completion of Phase I and will include high density residential and office, entertainment, restaurant and retail. This phase will also include a pedestrian bridge which will fly over Parker Road and connect with Nine Mile RTD Station and Park N Ride

DEVELOPED BY:



(Conceptual site plan subject to change without prior notice)



The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

The Point at Nine Mile Station: NEC of Parker Road & Peoria Street, Aurora, CO _____ or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

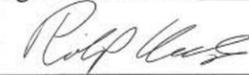
Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC



Broker