

TOWN CENTER AT AURORA RESTAURANT OFFERING

AURORA CO



ANNOUNCING FIELDHOUSE AS TOWN CENTER AT AURORA'S NEWEST ANCHOR

FieldhouseUSA is a community based, multi-purpose indoor facility that offers a variety of sporting activities, and skill levels, where everyone has a place to play! With state-of-the-art facilities and unique sporting opportunities, FieldhouseUSA provides an experience of a lifetime for all who enter a facility.

- Fieldhouse will draw families from a wide radius including out of state consumers hosting tournaments which have brought players and families from 42 states and 21 countries.
- This addition should increase mall traffic by 1.6M visitors
- The estimated annual economic impact of a location is \$15.5M.
- Other features in the facility include an urgent care, physical therapy clinic, fitness facility, and supervised ninja course for children
- Phase 1 opening summer 2021



PHENOMENAL RESTAURANT OPPORTUNITIES

- 1st Generation restaurant opportunities with “stand alone” looking storefronts and amazing patios
- Direct visibility to Alameda with easy access from I-225
- Adjacent to proposed In & Out and top producing Chick-Fil-A
- Restaurant shell plus allowance
- Close proximity to Fitzsimons Anschutz Medical Campus with over 7M+ annual visitors
- Located just 20 minutes from the Top 5 busiest airport in the US
- Located directly adjacent to RTD R Line light rail stop
- Shell delivery spring 2022

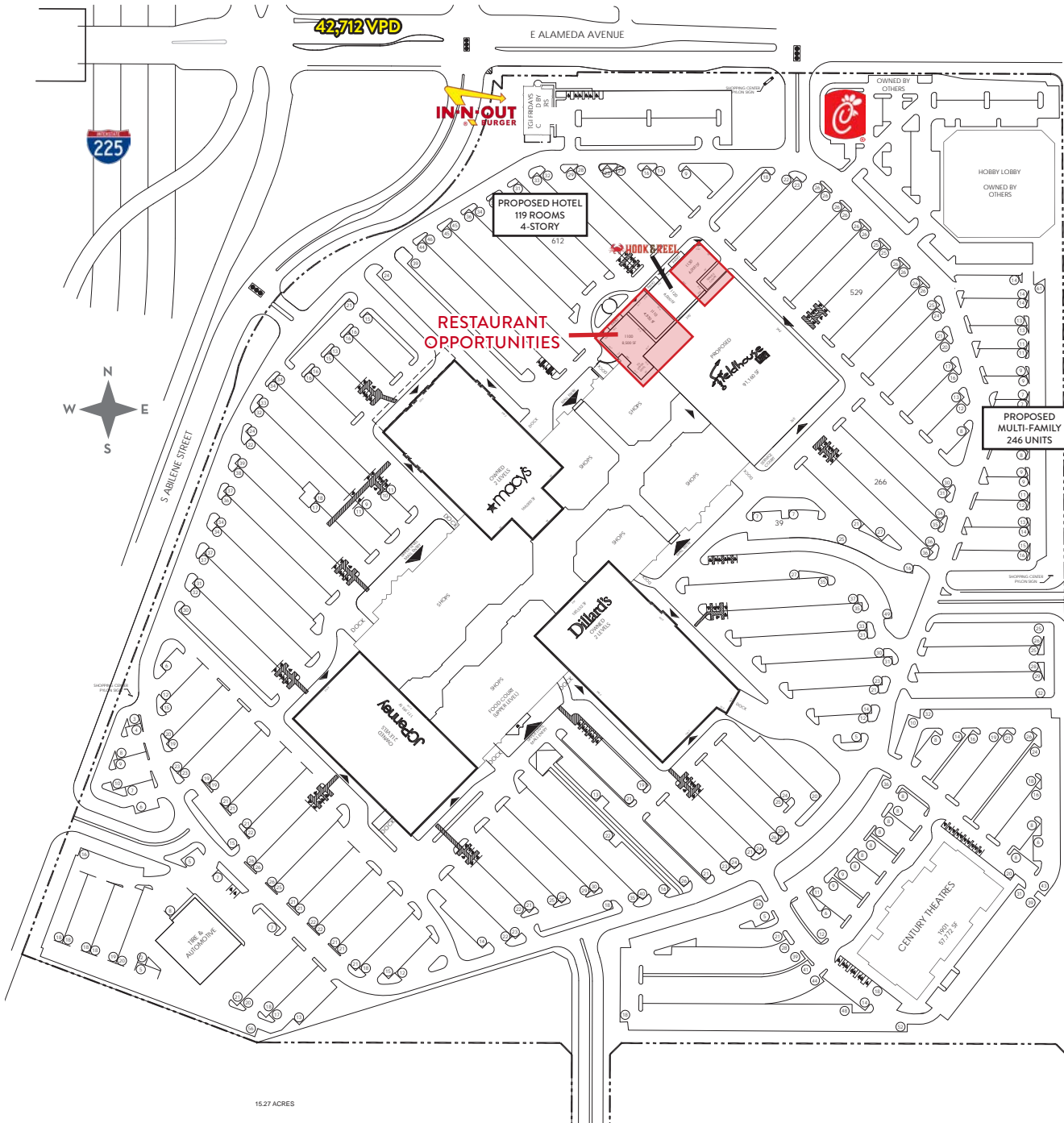


TOWN CENTER AT AURORA AERIAL



- Within a 5-mile radius, the average household income is more than \$75,000 with more than 400,000 residents and growing quickly
- Easily access major interstates such as I-225, I-70, and I-25 within minutes
- Nearby major retailers such as Walmart, Target, and Sam's Club
- It's projected that more than 40,000 employees will be at Fitzsimons Innovation Campus and the University of Colorado Anschutz Medical Campus once at full build

OVERALL SITE PLAN

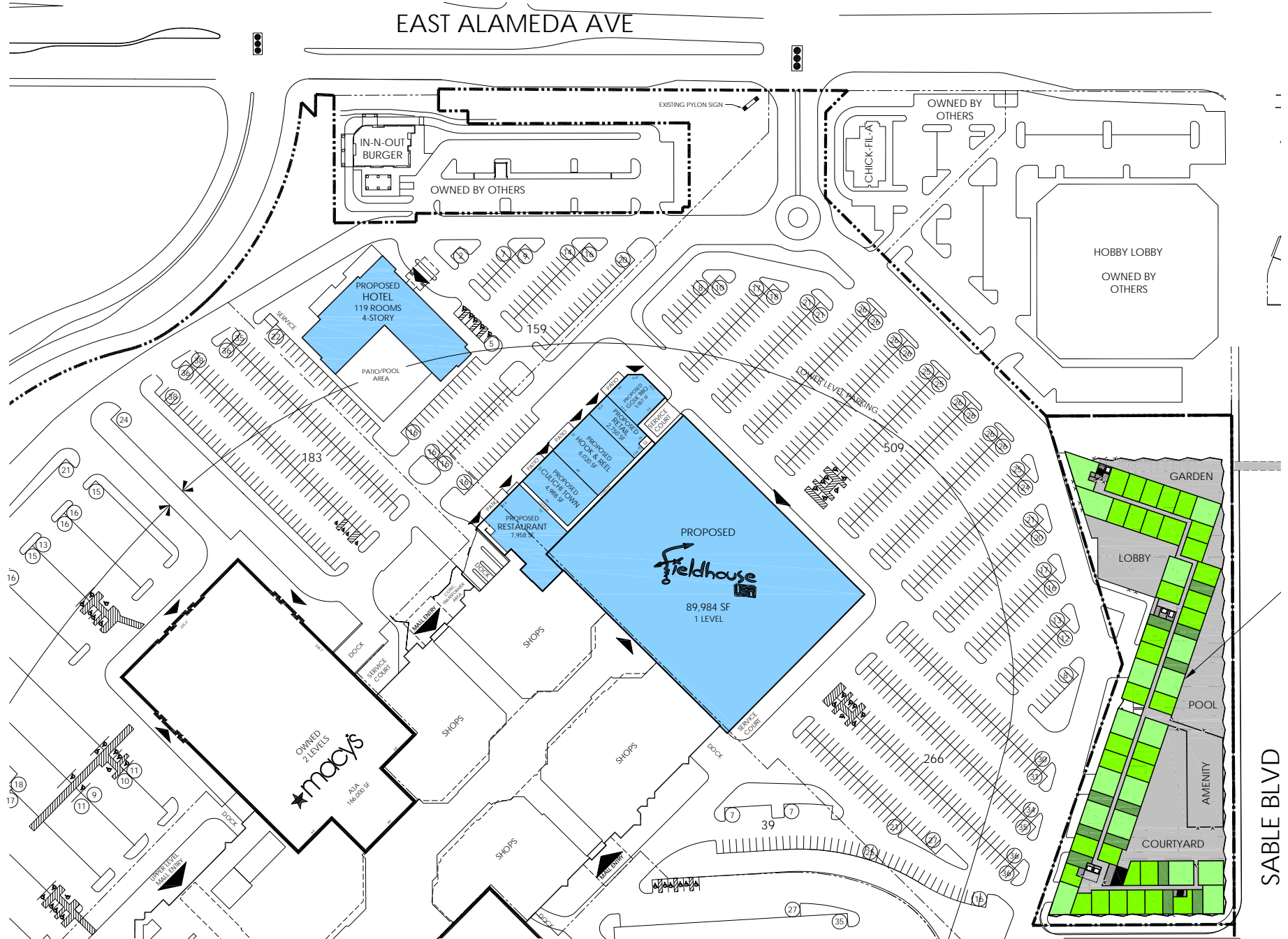


15.27 ACRES

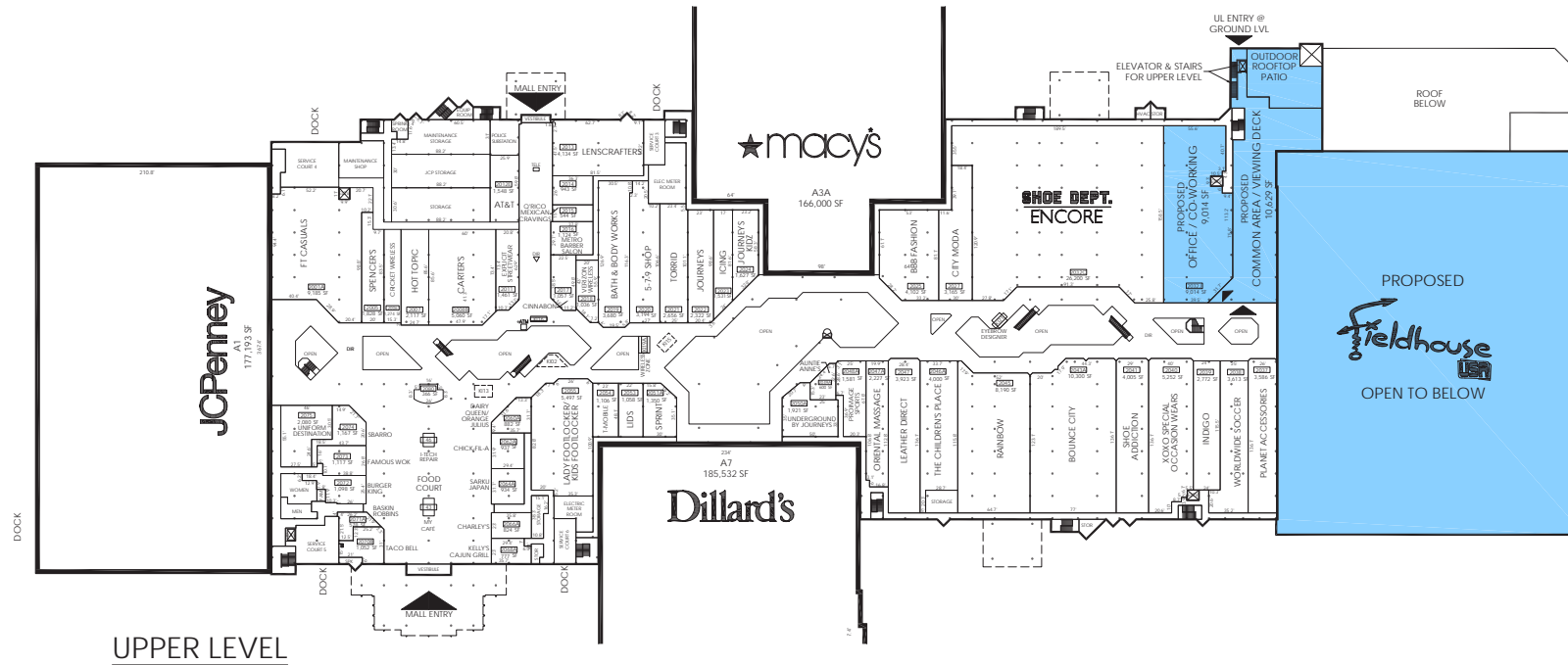
MAJOR TENANTS



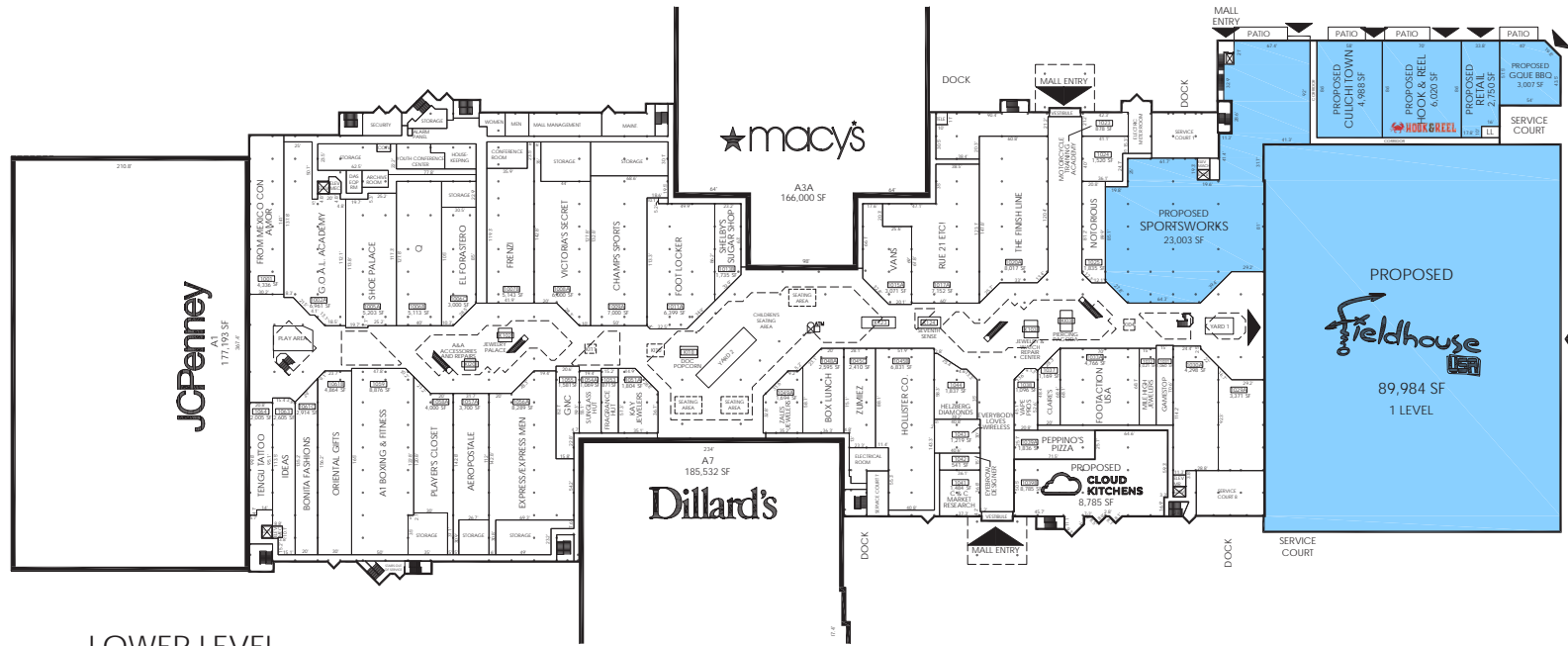
OVERALL SITE PLAN



SITE PLAN

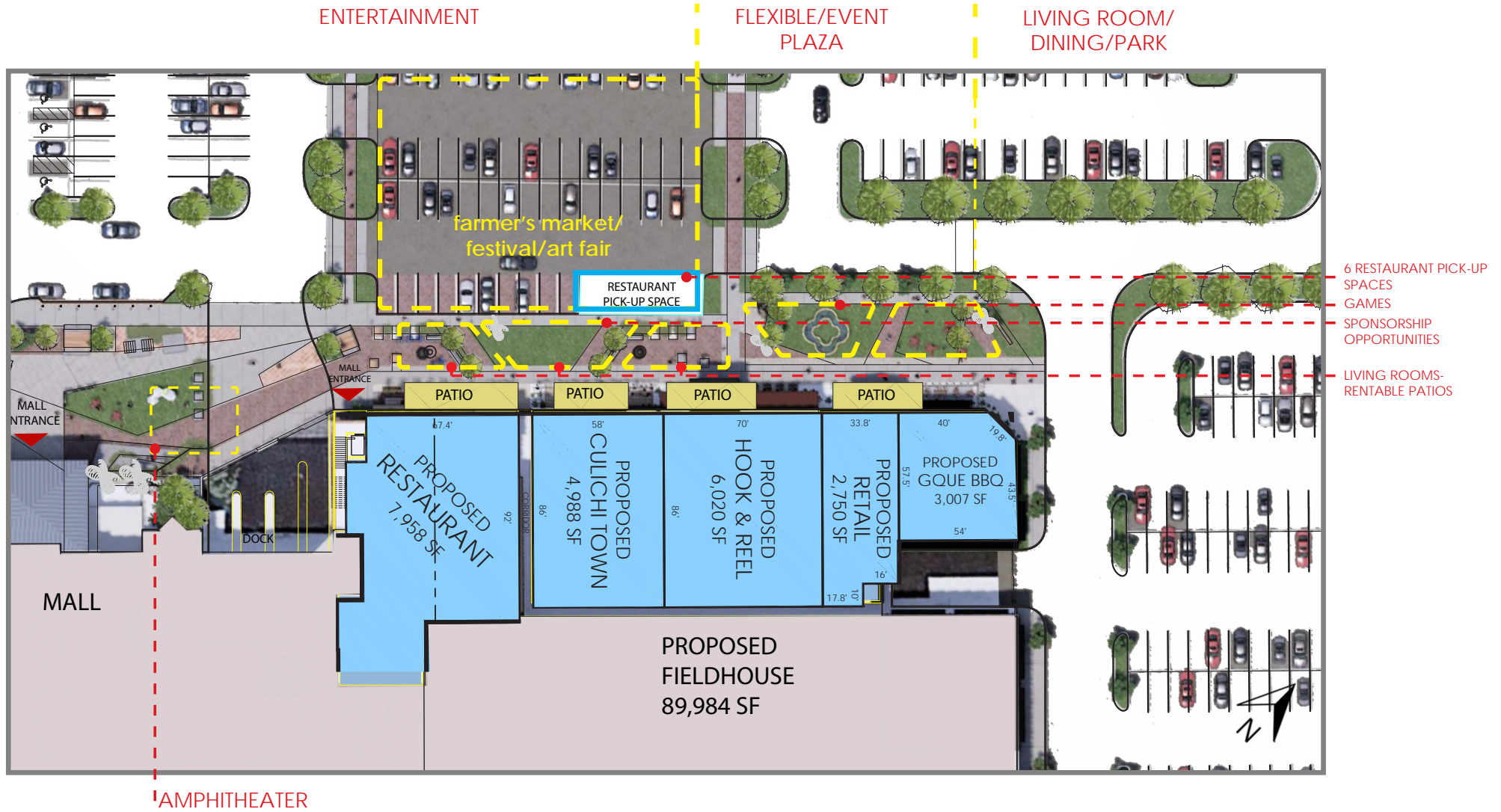


UPPER LEVEL



LOWER LEVEL

SITE PLAN



DISCOVERING AURORA



Aurora is the Gateway to the Rockies

- Colorado's third largest city with a diverse population of more than 381,000
- Aurora Public Schools is the fifth largest school district in Colorado with more than 40,000 students
- Downtown Denver and Denver International Airport are easily accessible
- Sand Creek Regional Greenway and residential neighborhoods are on the north side, the Fitzsimons Innovation Campus and the Anschutz Medical Campus are to the south, and the Stapleton residential neighborhood is to the west.

At 160 square miles, the city reaches into Arapahoe, Adams and Douglas counties.

WHY AURORA/DENVER?

The Mile-High City

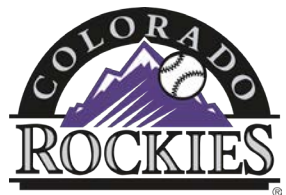
Young, active residents enjoy 300 days of sunshine annually, a thriving cultural scene, and diverse neighborhoods, all with unparalleled views of the Colorado Rocky Mountains.

A City on the Move

Nearly 64.5 million travelers passed through Denver International Airport in 2018, a yearly increase of more than three million people.

Big Names Play Here

Home to four major professional sports teams:



#1 Highest Increase in Skilled Labor

– JLL

#1 Top Metro for Small Business Employment

– Paychex

#3 Best Place to Live in the USA

– U.S. News & World Report

#3 Fastest Growing Large City

– WalletHub

#4 Best Places for Business and Career

– Forbes

#11 America's Favorite Cities

– Travel & Leisure

ABOUT THE OWNERS

**WASHINGTON
PRIME GROUP®**

WASHINGTON PRIME GROUP

Washington Prime Group Inc. is a retail REIT and a recognized leader in the ownership, management, acquisition and development of retail properties. The Company combines a national real estate portfolio with its expertise across the entire shopping center sector to increase cash flow through rigorous management of assets and provide new opportunities to retailers looking for growth throughout the U.S.

Washington Prime Group is focused on the experience we create at each of our centers. By providing a mix of things to do and things to buy, our properties deliver the right combination of tenants, activities and events to keep shoppers engaged and returning often.



LEASING CONTACTS



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