

# Northfield at Stapleton a Forest City Development

NEC of Interstate 70 & Interstate 270 | Denver, Colorado



## Traffic Counts (CDOT 2008)

On Interstate 70 east of Quebec St	134,000 VPD
On Interstate 70 west of Quebec St	128,000 VPD
On Quebec St north of Interstate 70	56,800 VPD
On Quebec St north of Interstate 270	28,200 VPD

## Demographics (2009 Allocate Data)

	3 mile	5 mile	10 mile
Population	69,637	254,335	1,146,946
Avg. HH Inc.	\$57,115	\$58,823	\$61,651
Employees	59,791	166,203	678,769
Businesses	3,171	11,519	50,798

## Information

- Join Bass Pro Shops, Super Target, JC Penney, Harkins 18-Plex Theatre & Macy's
- Old Navy, Office Max, Off Broadway & Shoe Warehouse
- Junior Anchor space (34,265 SF), shop space (6,288 SF) and pad sites available
- Red Lobster, Olive Garden, Bar Louie, Jim-n-Nick's, Ling & Louie's, Texas de Brazil, Wahoo's, Starbucks Drive-thru, Del Taco & TGI Friday's - ALL OPEN
- Part of 4,700 Acre Stapleton Airport redevelopment
- Proposed new I-70 interchange

## SullivanHayes BROKERAGE

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Northfield at Stapleton

Proposed  
HOLIDAY INN EXPRESS STABRIDGE SUITES

Proposed

AVAILABLE

FUTURE RETAIL SPACE TO BE CONSTRUCTED

136,000 ADT



**SullivanHayes**  
BROKERAGE

AERIAL FLOWN JULY 2008  
PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R/AR/AL/SC/merch/0909/Logan/PSD

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## NORTHFIELD STAPLETON OVERALL SITE PLAN

