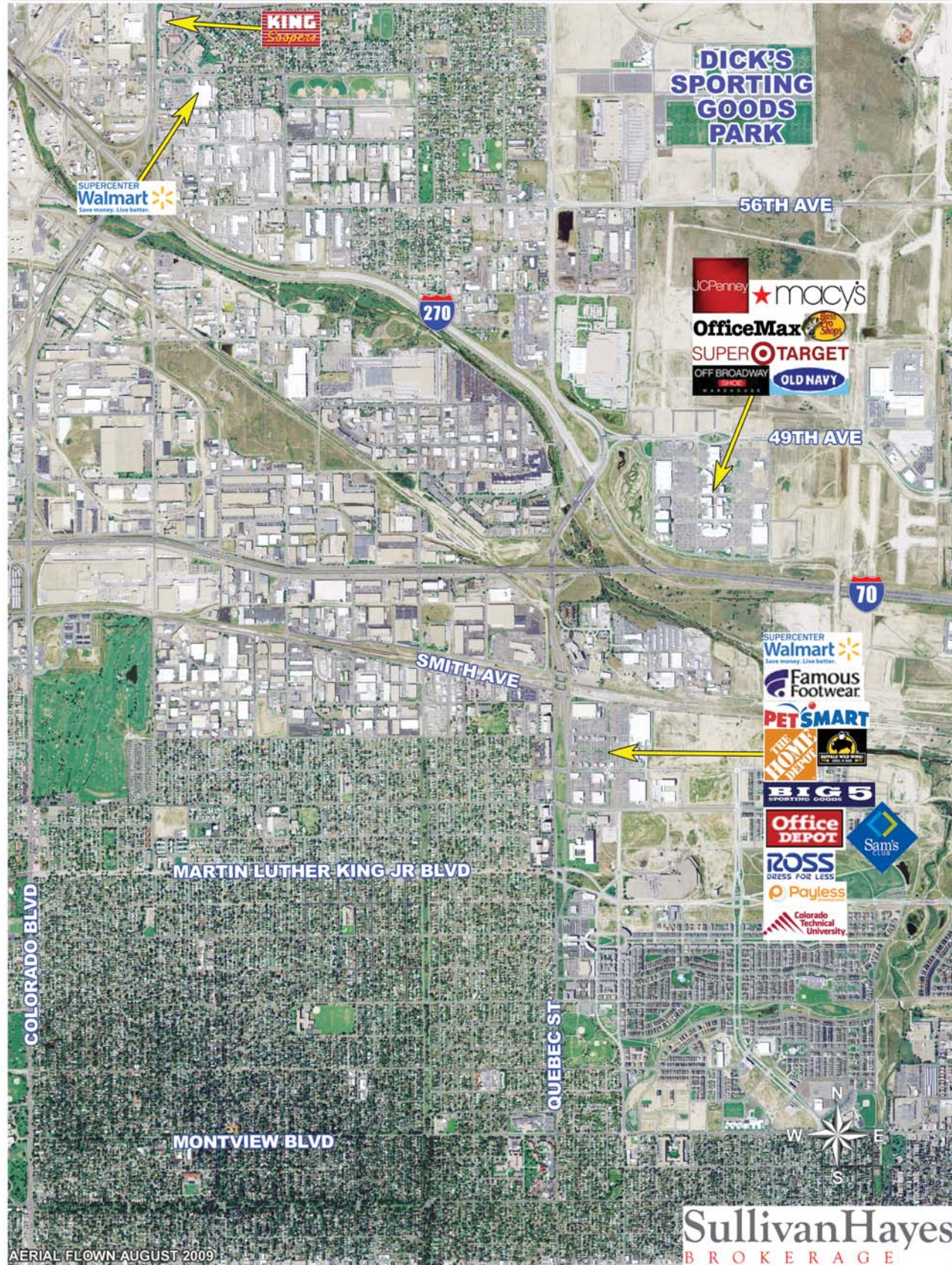


I-70 and Quebec Trade Area



AERIAL FLOWN AUGUST 2009
 PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, 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. RJAERIALS/CherryCreek/Stapleton_09_2.PSD

The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.

Quebec Square

35th Avenue & Quebec Street | Denver, Colorado



Information

- Join Wal-Mart, Home Depot, Big 5, Sam's Club, Office Depot, Ross, Petsmart, Famous Footwear, Arby's, McDonald's, IHOP, Subway, Radio Shack, Vectra Bank and many more!
- \$18.00-\$26.00/SF, NNN
- Restaurant and in-line space available

Demographics

(2010 Allocate Data)

	3 mile	5 mile	10 mile
2008 Est. Pop.	102,251	335,587	1,162,577
Avg. HH Inc.	\$61,628	\$62,220	\$63,276
Employees	68,097	243,917	692,200
Businesses	4,490	17,987	52,348

Traffic Counts

(CDOT 2008; *DRCOG 2005; †City of Denver 2001)

On Interstate 70 east of Quebec	134,000 cars/day
On Quebec Street north of 35th Ave	67,664 cars/day*
On 35th Ave west of Quebec Street	1,367 cars/day†

SullivanHayes

BROKERAGE

2000 S. Colorado Blvd.
 Tower 1, Suite 8500
 Denver, CO 80222
 O/303.534.0900 F/303.831.1333
www.sullivanhayes.com

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

Daniel M. Miller
dmm@sullivanhayes.com

Quebec Square

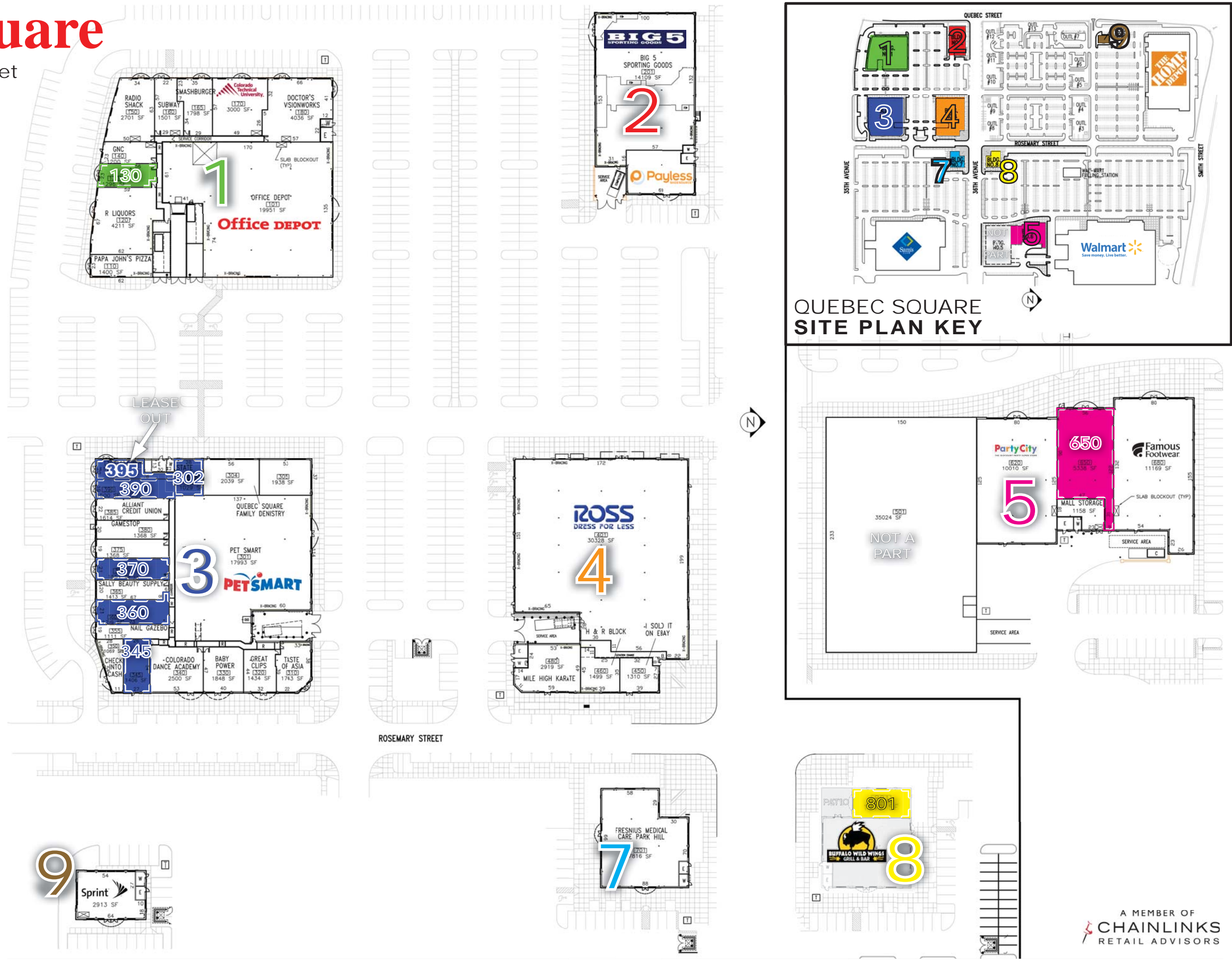
35th Avenue & Quebec Street
Denver, Colorado

Available Sites

- 130 - 1,296 SF** hood & grease trap
- 302 - 1,029 SF**
- 345 - 1,406 SF**
- 360 - 1,799 SF**
- 370 - 1,551 SF**
- 390 - 1,500 SF** can be combined
- 395 - 1,170 SF**
- 650 - 5,338 SF**
- 801 - 1,719 SF**

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