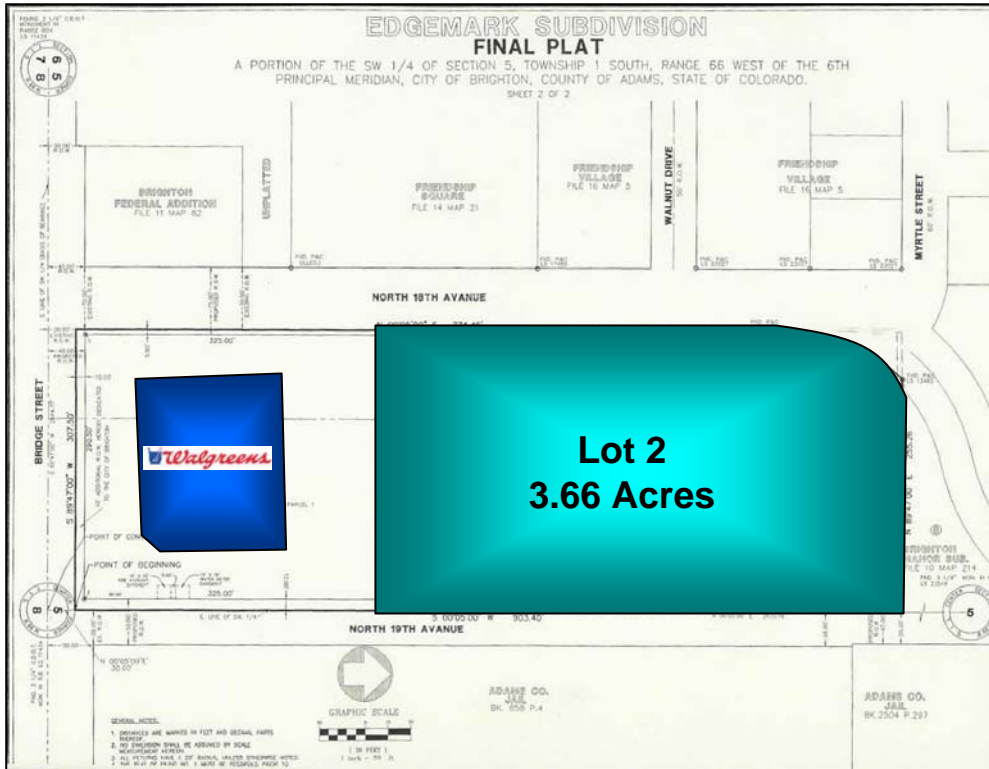
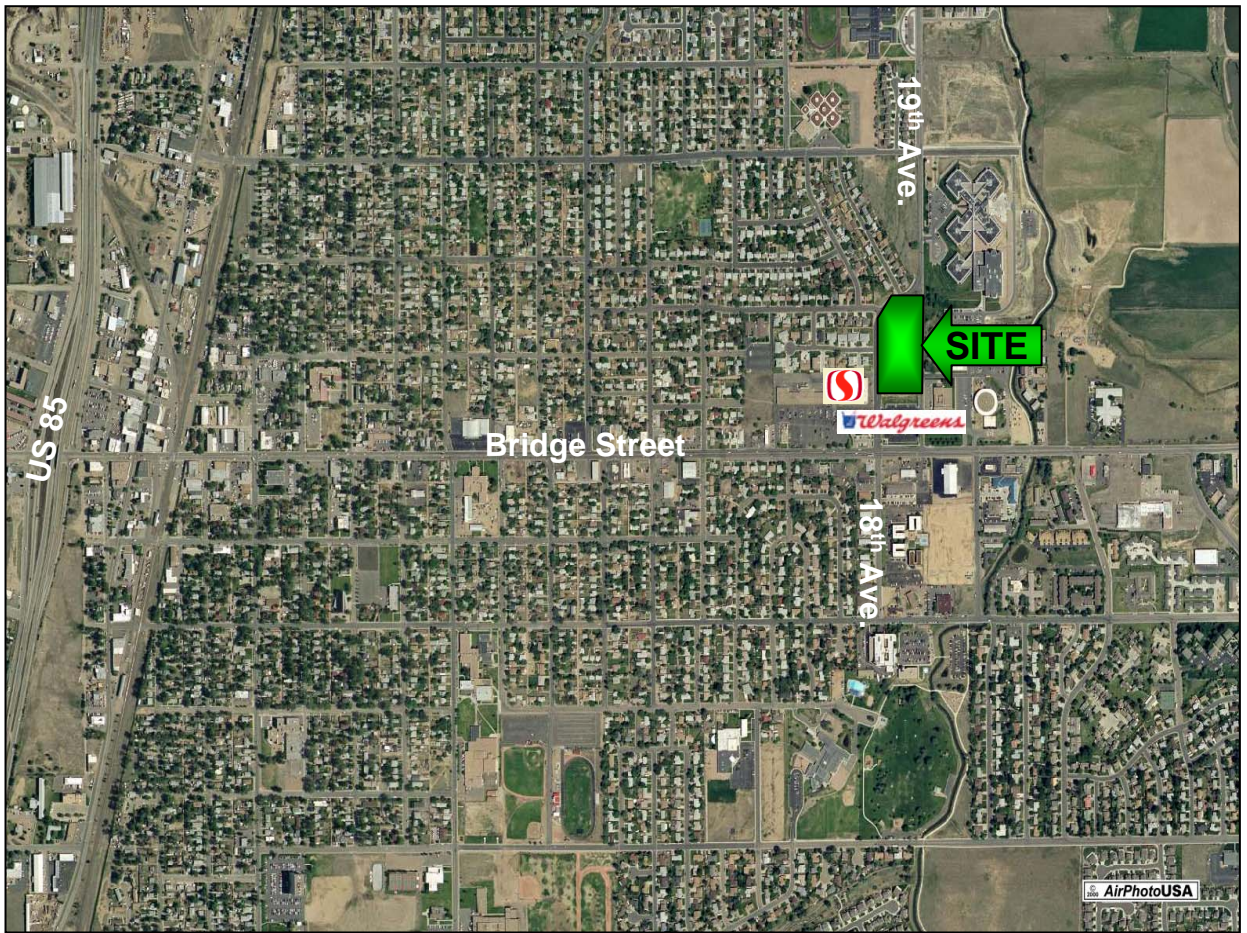


AVAILABLE LAND ZONED RETAIL / COMMERCIAL



REPRESENTED BY: EDGEMARK DEVELOPMENT LLC
410 17TH STREET
SUITE 1705
DENVER, COLORADO 80202

CONTACT: JON DOUGLAS
PHONE: 303.571.4650 FAX: 303.571.4651
E-MAIL: JDOUGLAS@EDGEMARK.COM



- *Finished Retail Land Available for Sale, Ground Lease or Build-to-Suit – Will Divide*
- *Adjacent to a Safeway Anchored Shopping Center*
- *Site is Centrally Located in the Brighton Trade Area with Great Exposure to Bridge Street*
- *Brighton was ranked 2nd on a list of the top 7 high growth places in the country (Denver Business Journal 1/08)*

Size: 162,945 Square Feet
 Dimensions: Irregular 290' by 568'
 Water/ Storm/Sanitary / Electricity / Gas / Communications: To Site
 Water: To site
 Detention: Not Designed
 Off Sites: Depends on Future Use
 Common Area Agreement: No
 Zoning: C-2 Commercial

Trade Area Demographics:

	<i>Population</i>	<i>Average HH Income</i>	<i>Business/Employees</i>
1 Mile	13,517	\$53,127	396 / 4,969
3 Mile	29,634	\$60,098	984 / 10,966
5 Mile	39,575	\$63,272	1,108 / 12,488

Traffic Counts: On Bridge Street at 18th Avenue 17,400 Cars Daily