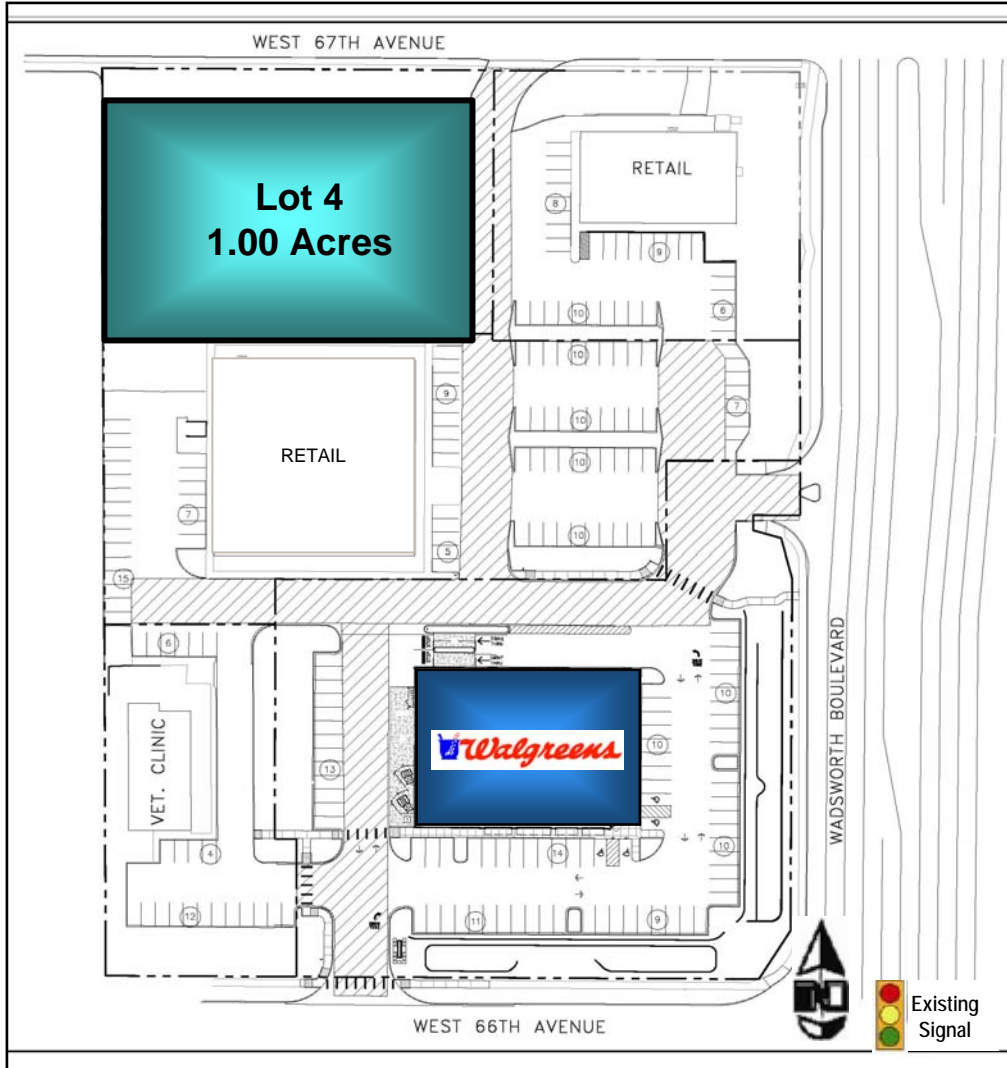


AVAILABLE LAND ZONED RETAIL / COMMERCIAL



EDGEMARK
Development LLC

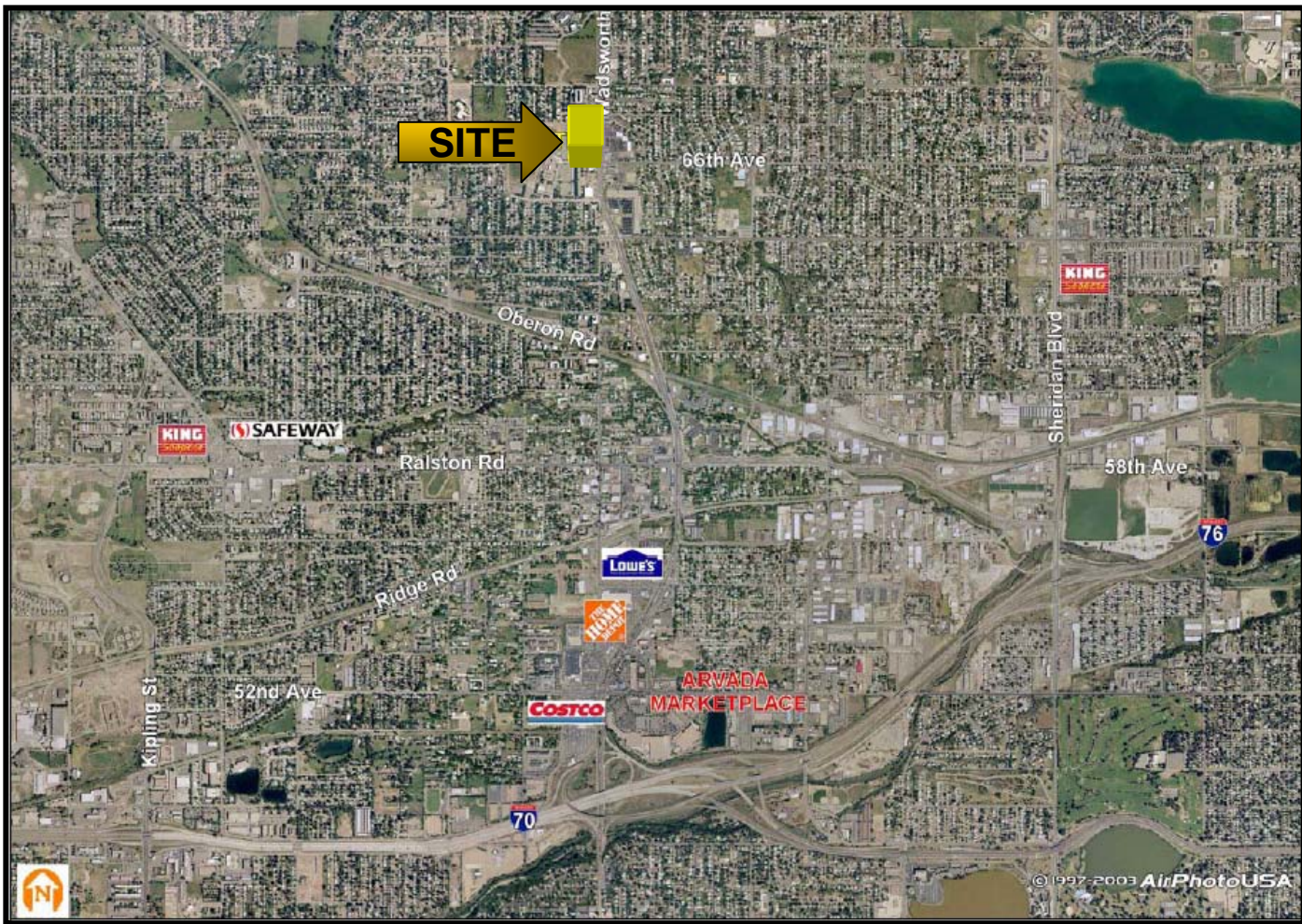


67TH AVENUE & WADSWORTH BOULEVARD

ARVADA, COLORADO

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



Lot Description: Lot 4, Wadsworth Place Filing 5
Size: 43,622 square feet
Dimensions: Rectangular 251' by 174'
Detention: Off Site
Sanitary / Electricity / Communications: To Site
Water & Storm: In public right of way (Wadsworth Blvd.)
Gas: In public right of way (67th Avenue)
Off Sites: Depends on Future Use
Common Area Agreement: Yes
Zoning: PUD-BPR (Planned Unit Development – Business, Professional, Residential), City of Arvada

Trade Area Demographics:

| | <i>Population</i> | <i>Average HH Income</i> | <i>Business/Employees</i> |
|--------|-------------------|--------------------------|---------------------------|
| 1 Mile | 15,129 | \$53,390 | 386 / 2,325 |
| 3 Mile | 120,414 | \$53,817 | 4,323 / 41,593 |
| 5 Mile | 300,657 | \$55,435 | 10,046 / 103,930 |

Traffic Counts: On Wadsworth Boulevard at 66th Avenue 57,000 Cars Daily