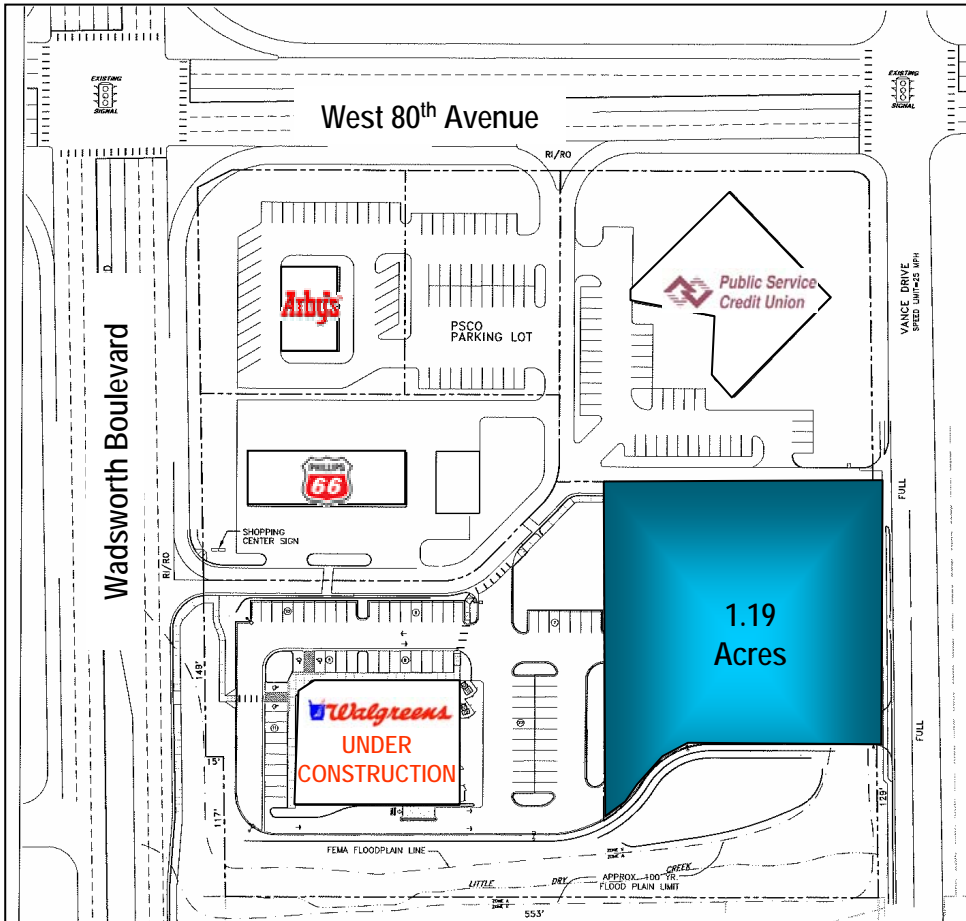




EDGEMARK
Development LLC

AVAILABLE LAND ZONED RETAIL / COMMERCIAL

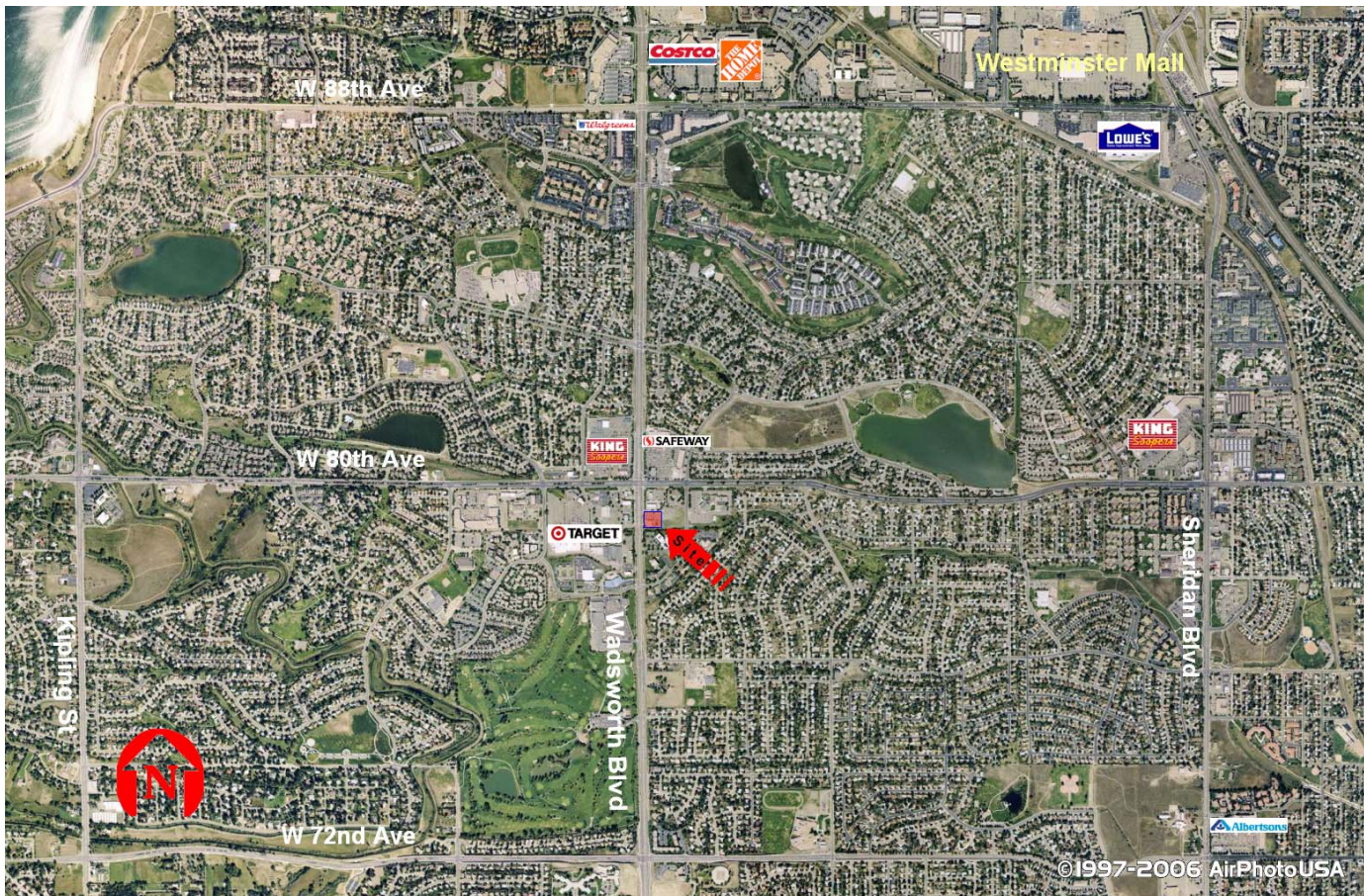


SEC 80TH AVENUE & WADSWORTH BOULEVARD

ARVADA, COLORADO

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

CONTACT: JON DOUGLAS
PHONE: 303.620.4106 FAX: 303.571.4651
E-MAIL: JDOUGLAS@EDGEMARK.COM



- *1.19 Acre Pad Available for Sale, Ground Lease or Build-to-Suit*
- *Adjacent to Walgreens (Under Construction)*
- *Ideal for Restaurant, Daycare or Medical Office*
- *High Traffic Intersection*
- *Across the Street from Denny's, Blockbuster, Conoco, McDonald's, Wachovia & Safeway*
- *Dense Residential*
- *Hard to Find for Sale Opportunity in Dominant Retail Trade Area*
- *Excellent Retail Corridor*

Trade Area Demographics:

	<i>Population</i>	<i>Average HH Income</i>	<i>Business/Employees</i>
1 Mile	14,230	\$63,085	432 / 4,156
2 Mile	58,415	\$60,446	1,702 / 16,189
3 Mile	119,285	\$59,150	3,310 / 32,637

Traffic Counts:

On Wadsworth at 80th	55,200 VPD (2006)
On 80th at Wadsworth	23,653 VPD (2004)