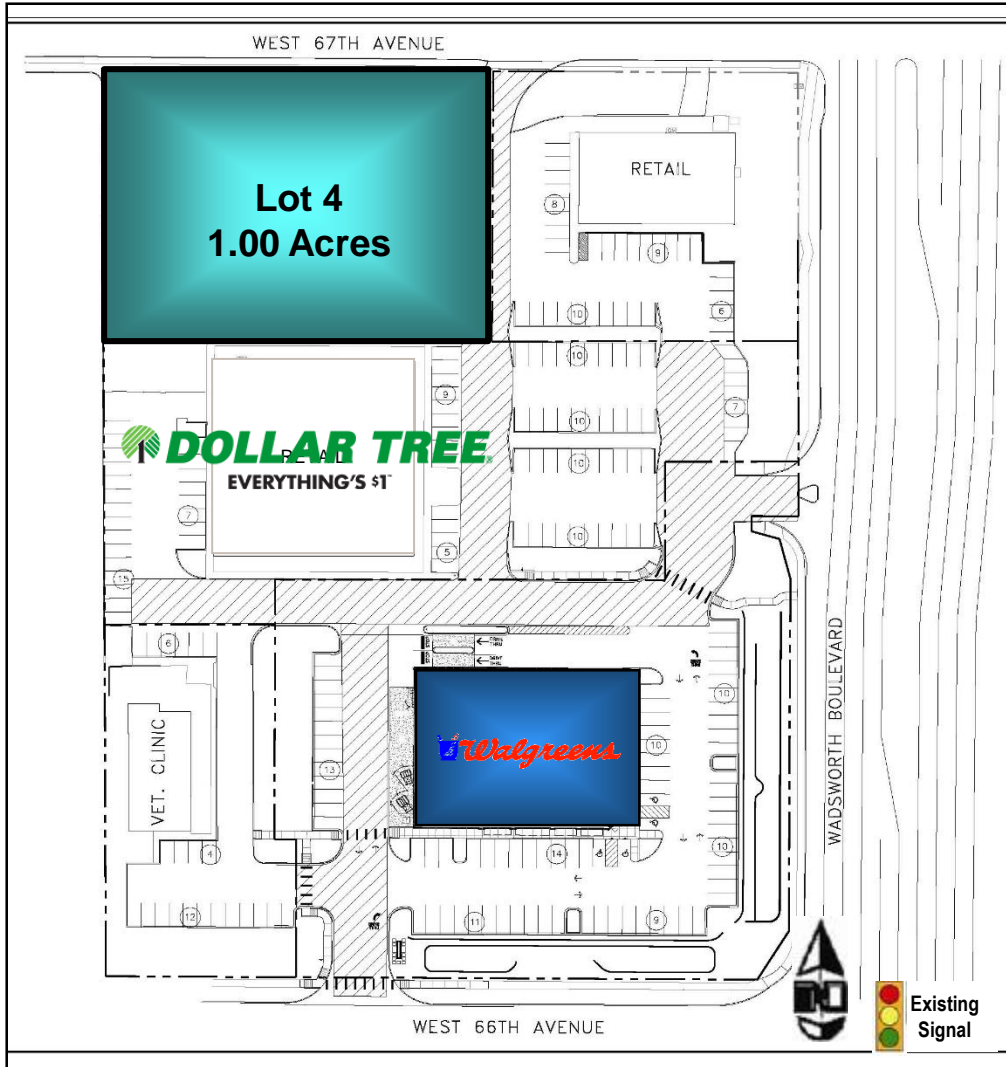


AVAILABLE LAND ZONED RETAIL / COMMERCIAL

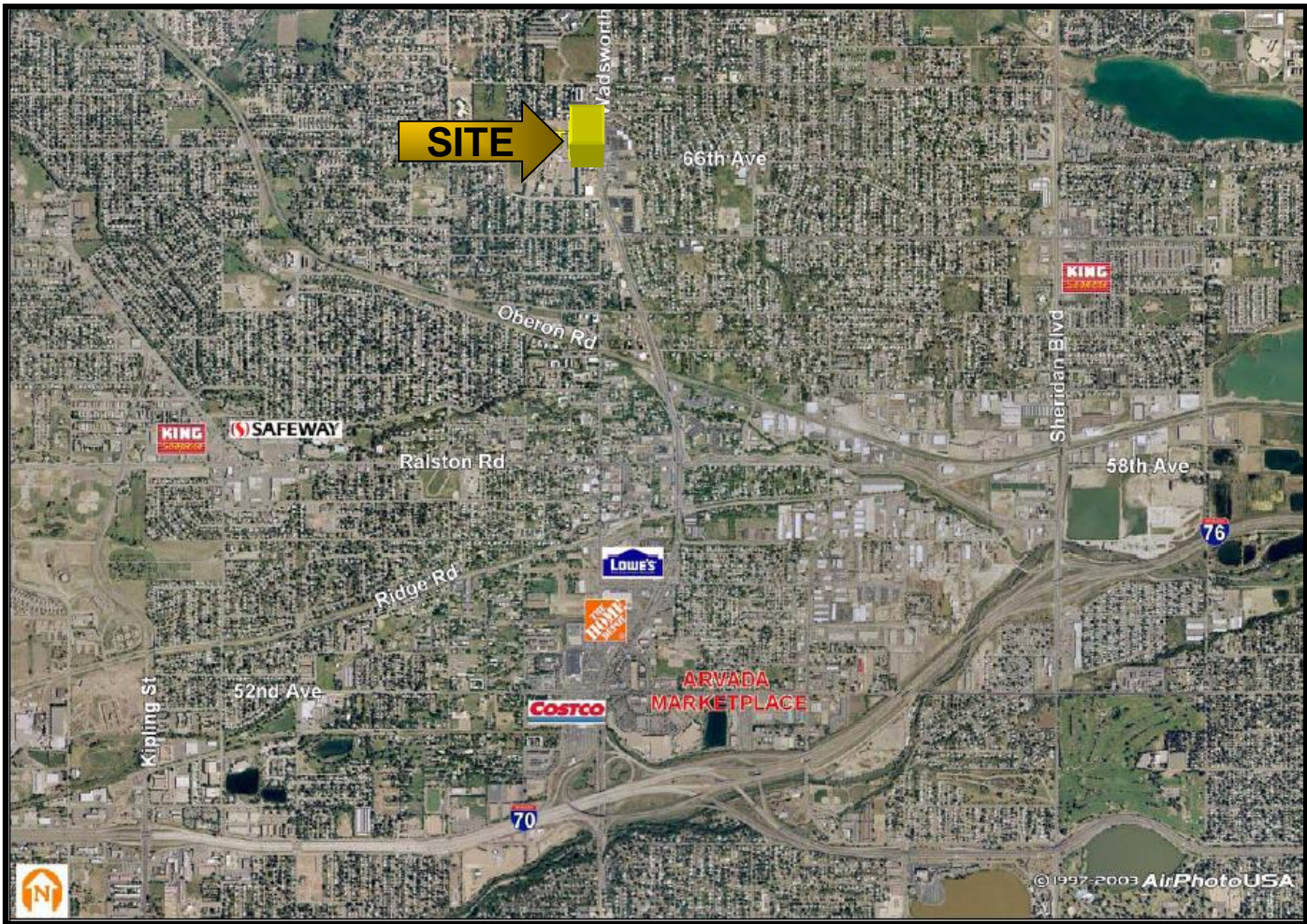


67TH AVENUE & WADSWORTH BOULEVARD

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
Water & Gas: To Site
Storm: In public right of way (Wadsworth Blvd. & 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	16,474	\$84,150	336 / 2,306
3 Mile	132,517	\$84,300	5,076 / 41,527
5 Mile	325,150	\$91,153	12,307 / 103,515

Traffic Counts: On Wadsworth Boulevard at 66th Avenue 55,000 Cars Daily