

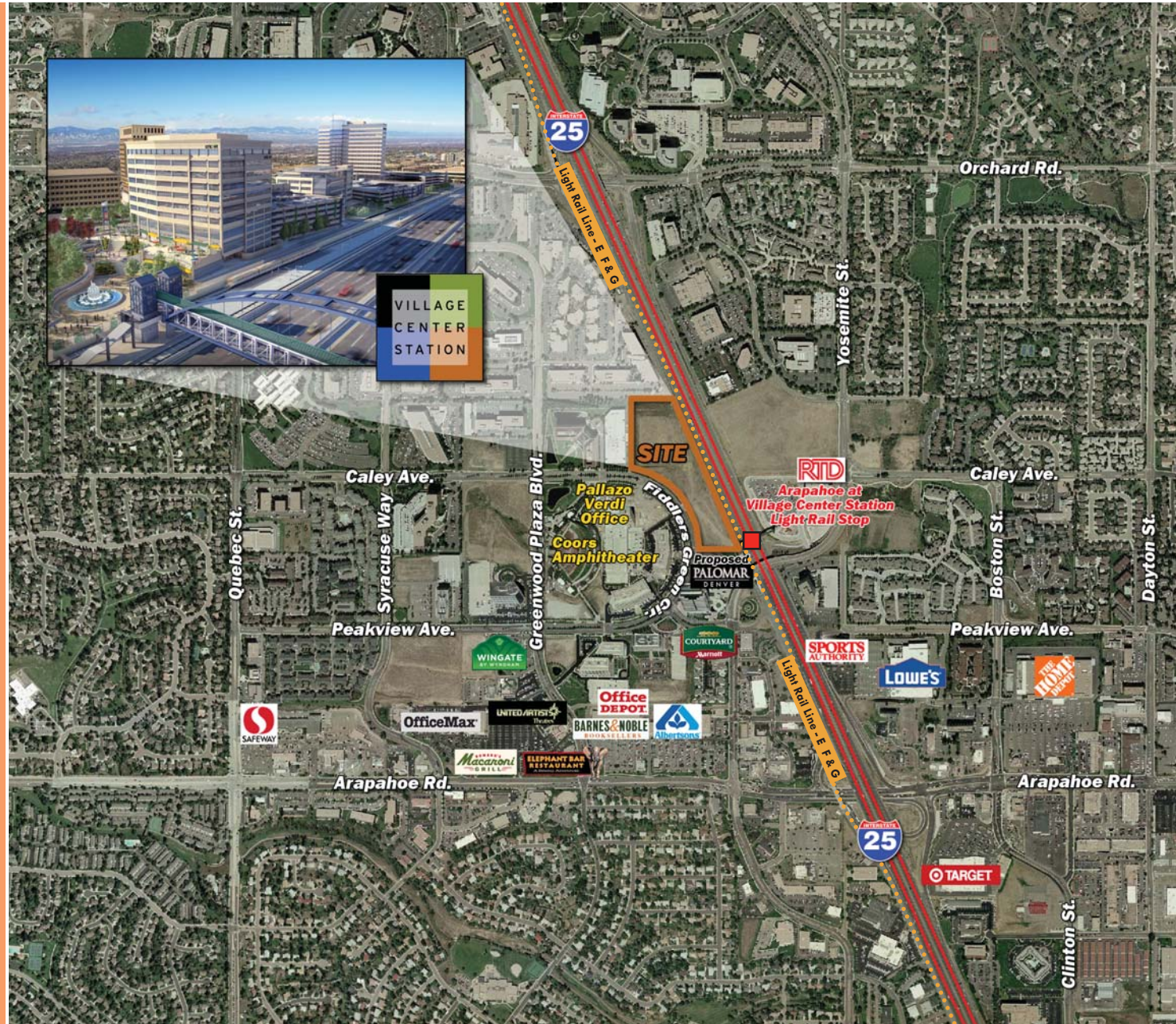
**TRADE AREA DEMOS**

Source: Applied Geographic Solutions, 2008 Estimates

	1 Mile	3 Mile	5 Mile
Population	9,997	77,060	224,427
Average HH Income	\$116,019	\$122,654	\$111,060
Businesses/Employees	2,268/ 33,446	8,044/ 127,235	14,304/ 207,018

# VILLAGE CENTER STATION

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**TRAFFIC COUNTS**

Source: City of Greenwood Village, 2005

On I-25 between Arapahoe Road and Orchard Road	179,000 Cars/day
On Greenwood Plaza Blvd north of Arapahoe Road	10,100 Cars/day

Village Center Station is a 520,000 square foot development located in heart of the Denver Tech Center comprised of three Class A Office buildings and prominent retail.

Surface spaces and three multi-level parking structures provide plenty of parking.

Monument signage available on Interstate 25 with visibility to over 179,000 cars per day.

The Arapahoe Light Rail station, approximately 4,500 people enter and exit this stop per day.

**DAVID  
HICKS  
LAMPERT**

FOR MORE INFORMATION, PLEASE CONTACT:

**KEN HIMEL**      **PHILIP HICKS**  
 303.694.6082 x 303      303.694.6082 x 335  
 ken.himel@dhlb.com      philip.hicks@dhlb.

**DAVID  
HICKS  
LAMPERT**

**DAVID, HICKS & LAMPERT  
BROKERAGE, LLC**  
 7800 E. Orchard Road, Suite 150  
 Greenwood Village, CO 80111  
 303.694.6082  
 www.dhlb.com



GREENWOOD VILLAGE  
COLORADO

**AVAILABLE RETAIL**

1,200 - 9,384 Square Feet

**RATE**

\$25.00 - \$35.00/SF NNN

**NNN EXPENSES**

\$8.50/SF (Est.)

**DELIVERY**

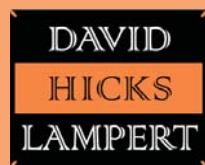
June 2009

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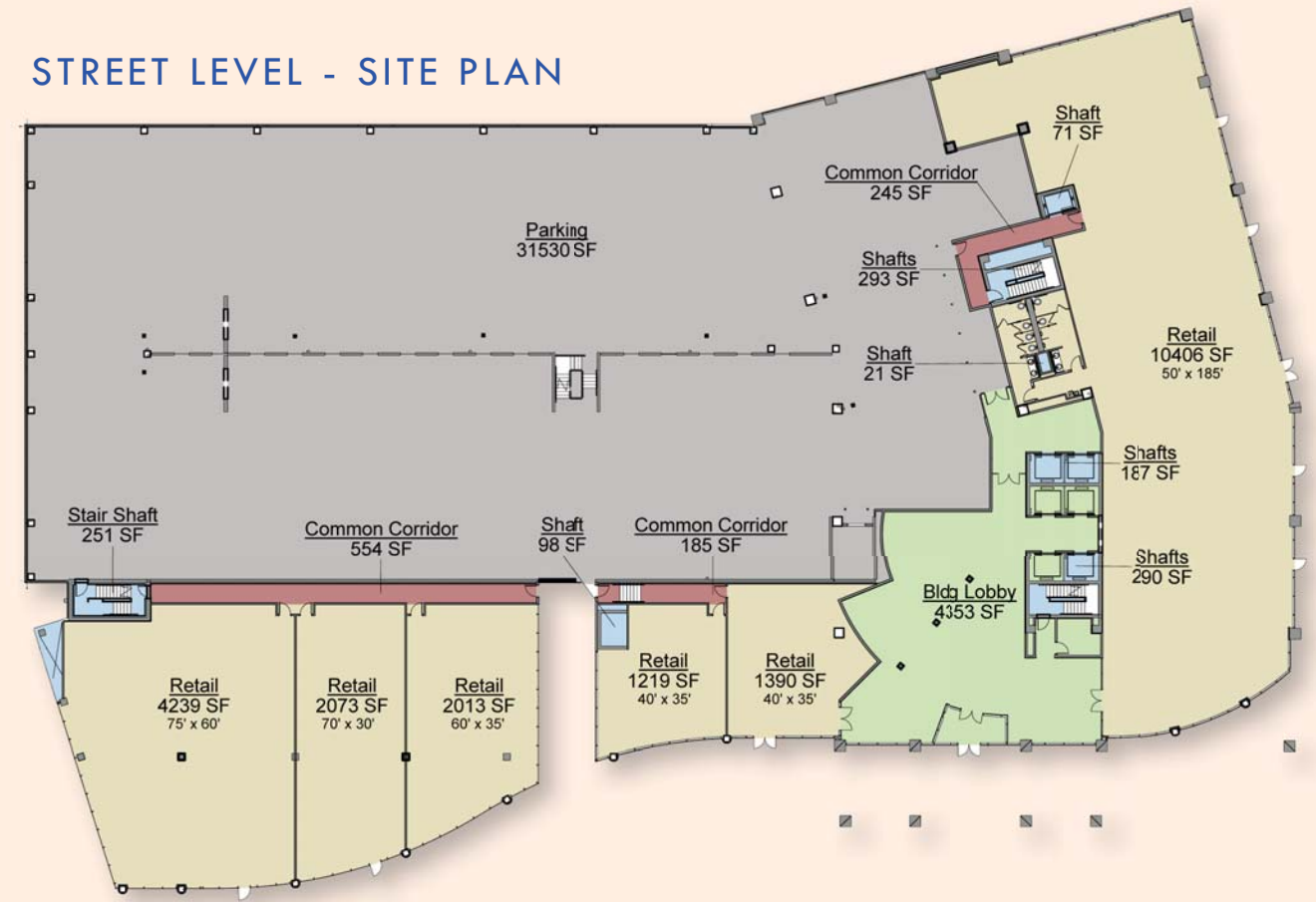
**STREET LEVEL - RETAIL AREA**



**LOWER LEVEL - RETAIL AREA**



**STREET LEVEL - SITE PLAN**



**LOWER LEVEL - SITE PLAN**

