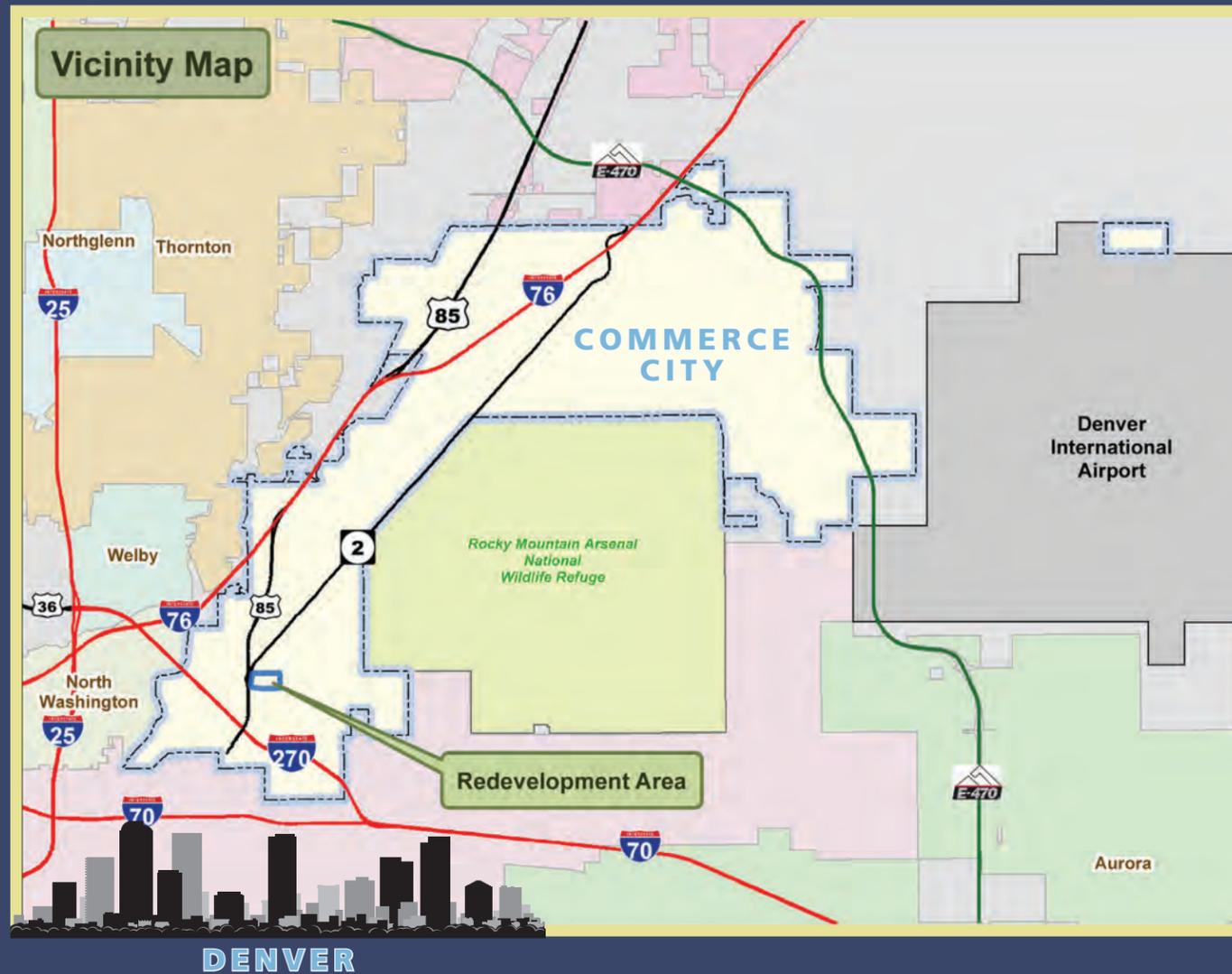


LOCATION



COMMERCE CITY AT A GLANCE

Commerce City is Colorado's fourth-fastest growing city, experiencing a 118 percent population increase since 2000, and is contributing to metro Denver's economy in a meaningful way.

The city is home to international, national, and regional headquarters and has a **diverse business base** with 1,300 companies in advanced manufacturing, logistics, business and professional services, retail and leisure, and DIA (Denver International Airport) technology industries.

Transportation and access are key for businesses in Commerce City: direct access to seven major

transportation corridors; centrally located between two future commuter lines connecting the metro area; direct access to two major railroads; and, borders Denver International Airport, the fifth busiest airport in the world.

Commerce City is home to Dick's Sporting Goods Park, the **largest soccer complex in the world** and home of the Major League Soccer Champion the Colorado Rapids.

Currently, the city has 11 square miles of undeveloped land, a labor force of more than 45,000, and a **low cost of living**.

All this, plus the **significant need for retail and restaurants** in the area and the city's continued growth, creates a remarkable desire to redevelop the Mile High Greyhound Park into a retail center for the region.

www.redefiningcommerce.com



COMMERCE MEANS

Mile High Greyhound Park Redevelopment



OFFICE SPACE

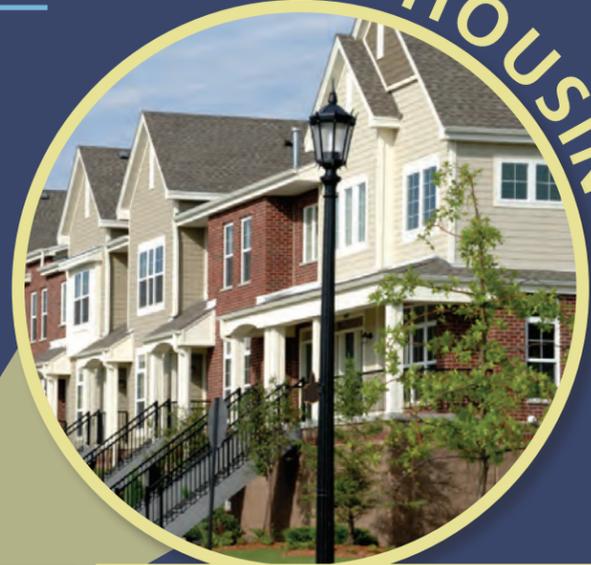


CONCEPT PLAN

MILE HIGH GREYHOUND PARK

The Mile High Greyhound Park is the site of a former dog track and racing club in the heart of historic Commerce City, Colo. The property is zoned for mixed-use development and is currently owned by the Commerce City Urban Renewal Authority making it a perfect redevelopment opportunity through a public-private partnership

HOUSING



SHOPPING



DINING



KEY

#	Use	Square Footage
1	Retail	78,000
2	Retail	11,500
3	Retail	11,500
4	Retail/Restaurant	101,000 (2 stories)
5	Hotel	140,000 (3 stories)
6	Retail	11,500
7	Retail/Movie Theater	58,000
8	Retail/Restaurant	70,000 (2 stories)
9	Retail/Restaurant	46,500 (2 stories)
10	Retail	15,500
11	Office	102,000 (3 stories)
12	Office	87,500 (3 stories)
13	Retail/Community	7,800
14	Townhomes	
15	Multifamily	
16	Civic	39,000

SIZE AND LOCATION

- Approximately 65 acres in the heart of historic Commerce City, Colo., Adams County.
- Situated directly east of Highway 85 and south of 64th Avenue.
- Conveniently located next to several highways, including Interstate 270, U.S. 85/ State Highway 6, and State Highway 2.
- Adjacent to the busiest corridor in Commerce City.
- Designated as a Colorado Enterprise Zone – businesses locating or expanding on this property may qualify for tax credits that encourage job creation and investment.

TRADE AREA PROFILE

2011 Population	56,042
2016 Projected Population	60,912
2011 Households	17,553
2016 Projected Households	18,929
2011 Median Age	30.8
2011 Average Household Income	\$66,591
2016 Projected Average Household Income	\$77,715

5-MILE RADIUS

2011 Population	197,755
2016 Projected Population	211,468
2011 Households	68,477
2016 Projected Households	73,546
2011 Median Age	31.7
2011 Average Household Income	\$52,735
2016 Projected Average Household Income	\$60,933

DAYTIME EMPLOYMENT

3-Mile Radius	56,944
5-Mile Radius	131,229

Source: Esri Business Analyst, March 2011
*Kdvr, March 1, 2011