

T H E FESTIVAL

NOW LEASING

50,187 Sq. Ft. Available In-Line
21,454 Sq. Ft. Available Pad Space (5 pads)

LOCATION: University Boulevard and County Line Road, Denver, Colorado

DEMOGRAPHICS:	<u>POPULATION:</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
	1990 Projection	7,837	66,263	140,637
	1985 Estimate	6,286	55,119	118,535
	1980 Census	4,728	43,917	96,301
	1970 Census	1,806	24,789	61,812
	Growth 70-80	161.80%	77.16%	55.80%
	<u>1985 ESTIMATED HOUSEHOLDS BY INCOME:</u>	1,971	17,544	39,845
	\$75,000 or more	12.17%	11.34%	14.68%
	\$50,000 to \$74,999	36.74%	27.98%	24.07%
	\$35,000 to \$49,999	28.99%	29.40%	23.84%
	\$25,000 to \$34,999	11.45%	14.53%	13.95%
	\$15,000 to \$24,999	5.77%	9.60%	12.12%
	\$ 7,500 to \$14,999	2.22%	3.80%	6.28%
	Under \$7,500	2.67%	3.35%	5.06%
	1985 Estimated average HH income	54,996	48,514	49,712
	1985 Estimated median HH income	50,457	45,428	44,626
	1985 Estimated per capita income	17,197	15,418	16,696

TRAFFIC COUNT: 23,400 at University and County Line Road (1981)

OCCUPANCY: Center is open and ready for occupants

FOR LEASING INFORMATION CONTACT:

Cornerstone Development
Kyle Cascioli
1424 Kelly Johnson Blvd.
Colorado Springs, Colorado 80918
(303)593-8781 or 693-9216 (Denver)

Site Plan Key (in square feet)

• Pads

A	3,075 s.f.
B	8,000 s.f.
C	3,600 s.f.
D	3,000 s.f.
E	10,993 s.f.

• Office

M	82,800
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• Retail

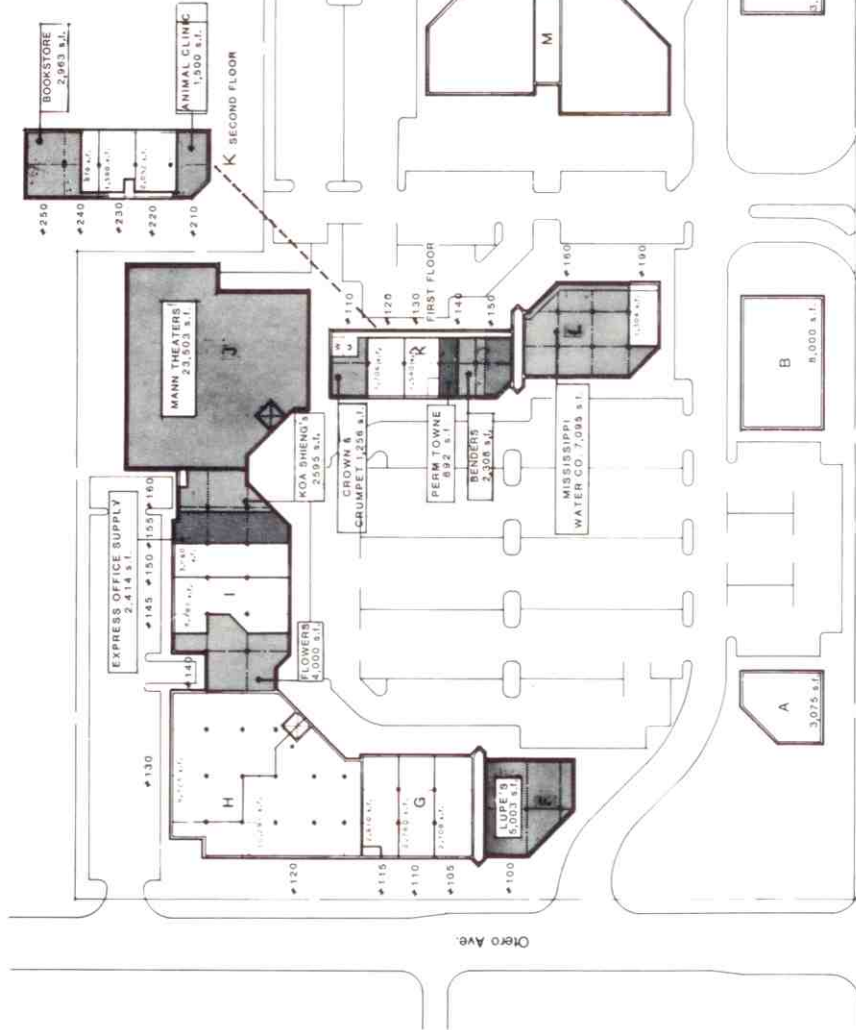
F	5,063 s.f.
G	8,076 s.f.
H	2,001 s.f.
I	1,925 s.f.
J	2,350 s.f.
K	1,607 s.f.
L	839 s.f.
N	12,341 s.f.
O	28,479 s.f.
P	1,568 s.f.
R	14,969 s.f.

• BUILDING

F, G, H, J	8130 SO. UNIVERSITY
J	8150 SO. UNIVERSITY
K, L	8170 SO. UNIVERSITY
M	8222 SO. UNIVERSITY
N, O, P, R	8262 SO. UNIVERSITY
PAD A	8110 SO. UNIVERSITY
PAD B	8190 SO. UNIVERSITY
PAD C	8202 SO. UNIVERSITY
PAD D	8242 SO. UNIVERSITY
PAD E	8292 SO. UNIVERSITY

• Totals
Retail 198,000
Office 82,800

169,322 s.f.
LEASABLE

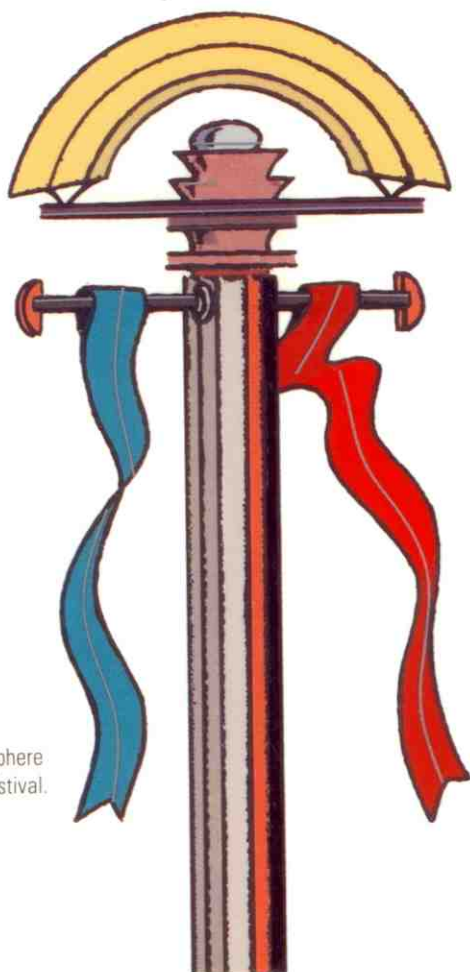
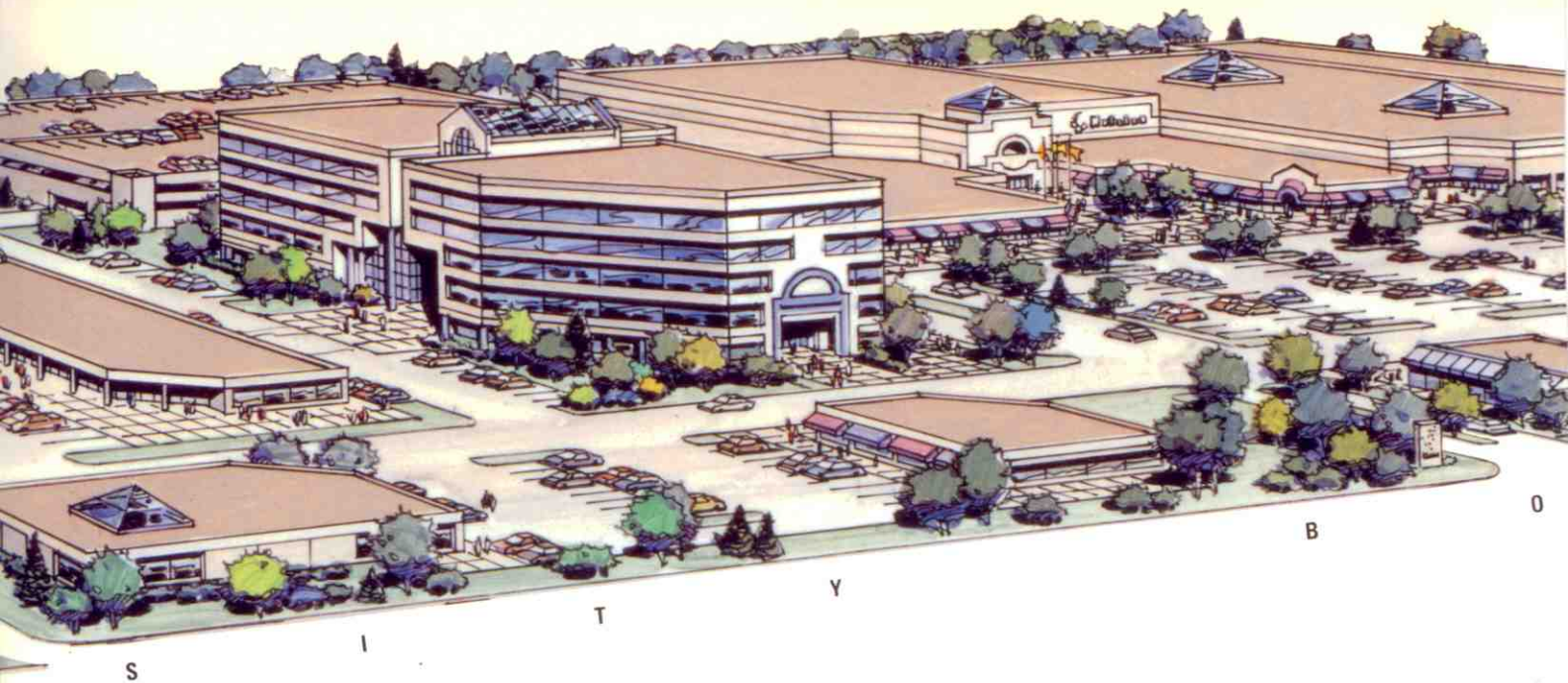


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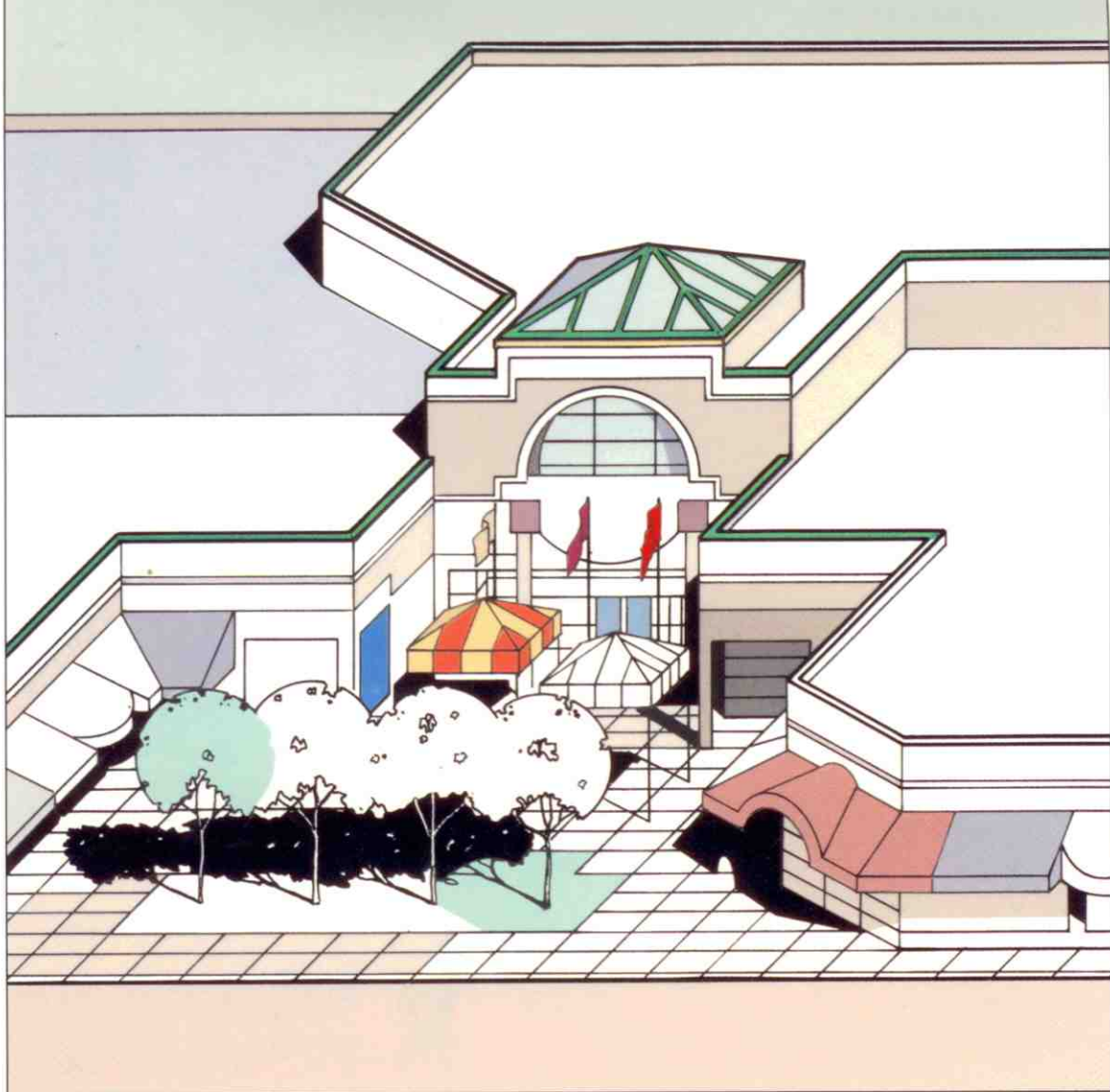
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WINTER



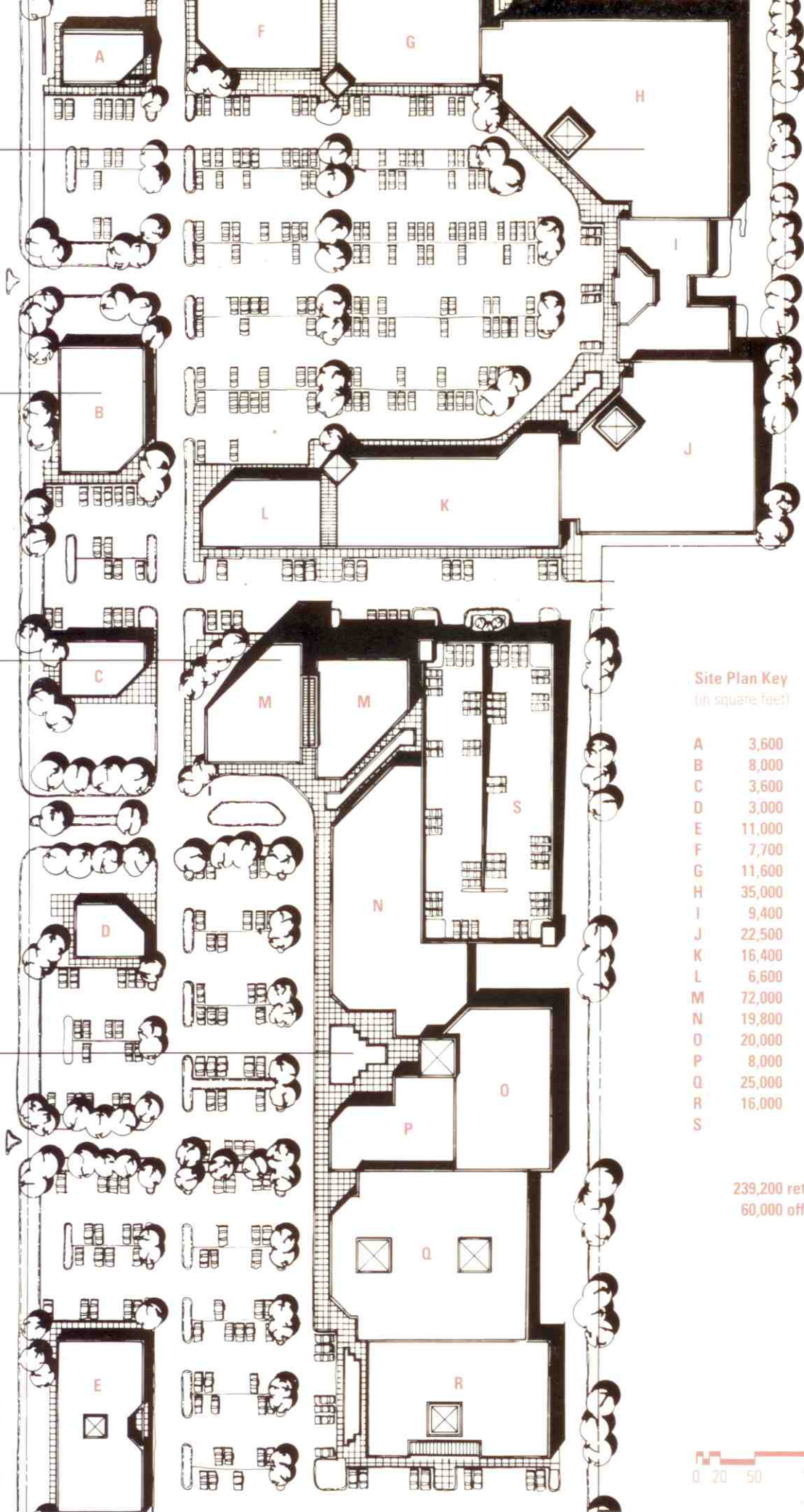
Colorful and innovative architecture reflects the enjoyable atmosphere
at The Festival.



THE COURTYARD

This open courtyard area will provide shoppers with a comfortable outdoor environment to pause, relax, or perhaps enjoy the front range amidst the pastel-colored awnings and the innovative landscaping. The courtyard will exemplify that The Festival is truly a uniquely designed shopping development.

The Festival. Shopping with imagination.



Site Plan Key
(in square feet)

A	3,600	pad
B	8,000	pad
C	3,600	pad
D	3,000	pad
E	11,000	pad
F	7,700	retail
G	11,600	retail
H	35,000	retail
I	9,400	retail
J	22,500	retail
K	16,400	retail
L	6,600	retail
M	72,000	office/retail
N	19,800	retail
O	20,000	retail
P	8,000	retail
Q	25,000	retail
R	16,000	retail
S		parking structure

239,200 retail
60,000 office

0 20 50 100 feet

Major Anchor Tenant Sites

Key locations are designated for significant national and regional tenants.

Pads

Five pads with excellent exposure and access from University Boulevard are available for a build to suit agreement.

Office Space

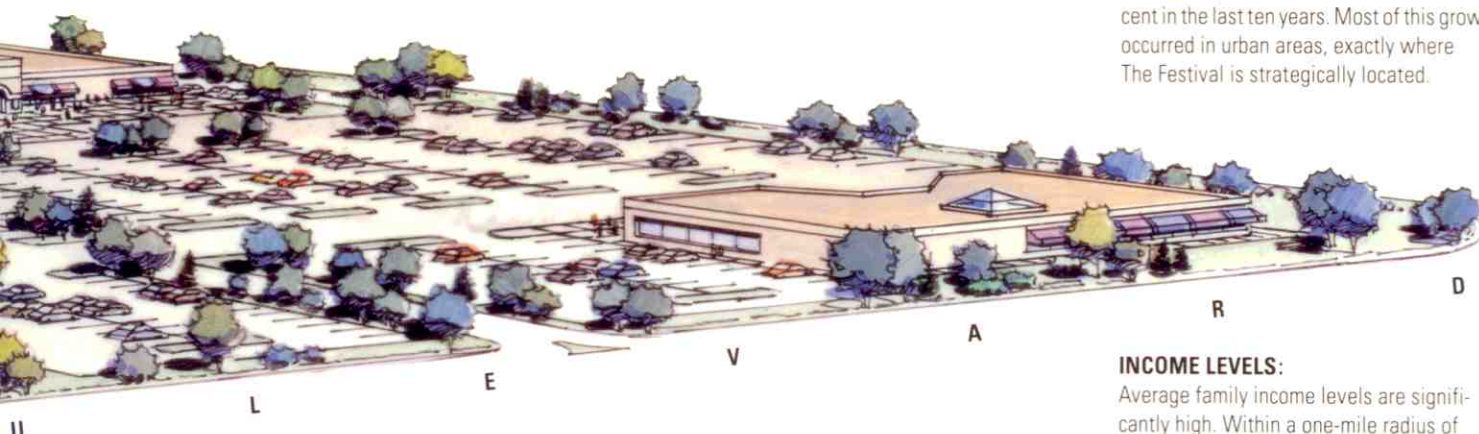
A premiere office location at The Festival will provide 60,000 square feet of stylish architecture and easy accessibility - surrounded by a festive shopping center environment.

The Courtyard

The Festival courtyard will have a colorful atmosphere and an imaginative flair.

VICINITY MAP





TRAFFIC:

The traffic count at University Boulevard and County Line Road is a substantial 48,020 per day. This is expected to increase after the completion in the fall of 1985 of C-470, a four-lane parkway just south of County Line Road. C-470 will connect Santa Fe Drive and I-25 enabling even more traffic to flow into The Festival.

POPULATION:

Population within a one-mile radius is 14,713. Three-mile radius population is 58,508 and at the five-mile radius point, this number leaps to 114,890.

The region's population has risen 31 percent in the last ten years. Most of this growth occurred in urban areas, exactly where The Festival is strategically located.

INCOME LEVELS:

Average family income levels are significantly high. Within a one-mile radius of The Festival, families make \$50,835 per year. At the three-mile radius, incomes average \$44,119 while at mile five incomes are \$47,398.

PROJECTED GROWTH:

A major housing development is currently under construction in close proximity to The Festival. Some 90,000 residents will live here adding to the already strong existing population.

Retail sales outlook is very optimistic. A nine percent retail growth rate in 1984 gives Denver a competitive edge in the retail trade market. This fact, combined with the rapid growth of the area, make The Festival site one of the most desirable for retailers of any size.

The six county area around Denver, including Arapahoe County where The Festival is located, has shown cumulative population increases of roughly 30 percent over the last ten years according to an independent market study. Historically the region has been one of the nation's fastest growing areas.

Arapahoe County's retail sales figures demonstrate its potential for retail growth.

1980	\$2,752,004
1981	4,426,031
1982	3,689,473
1983	4,163,070

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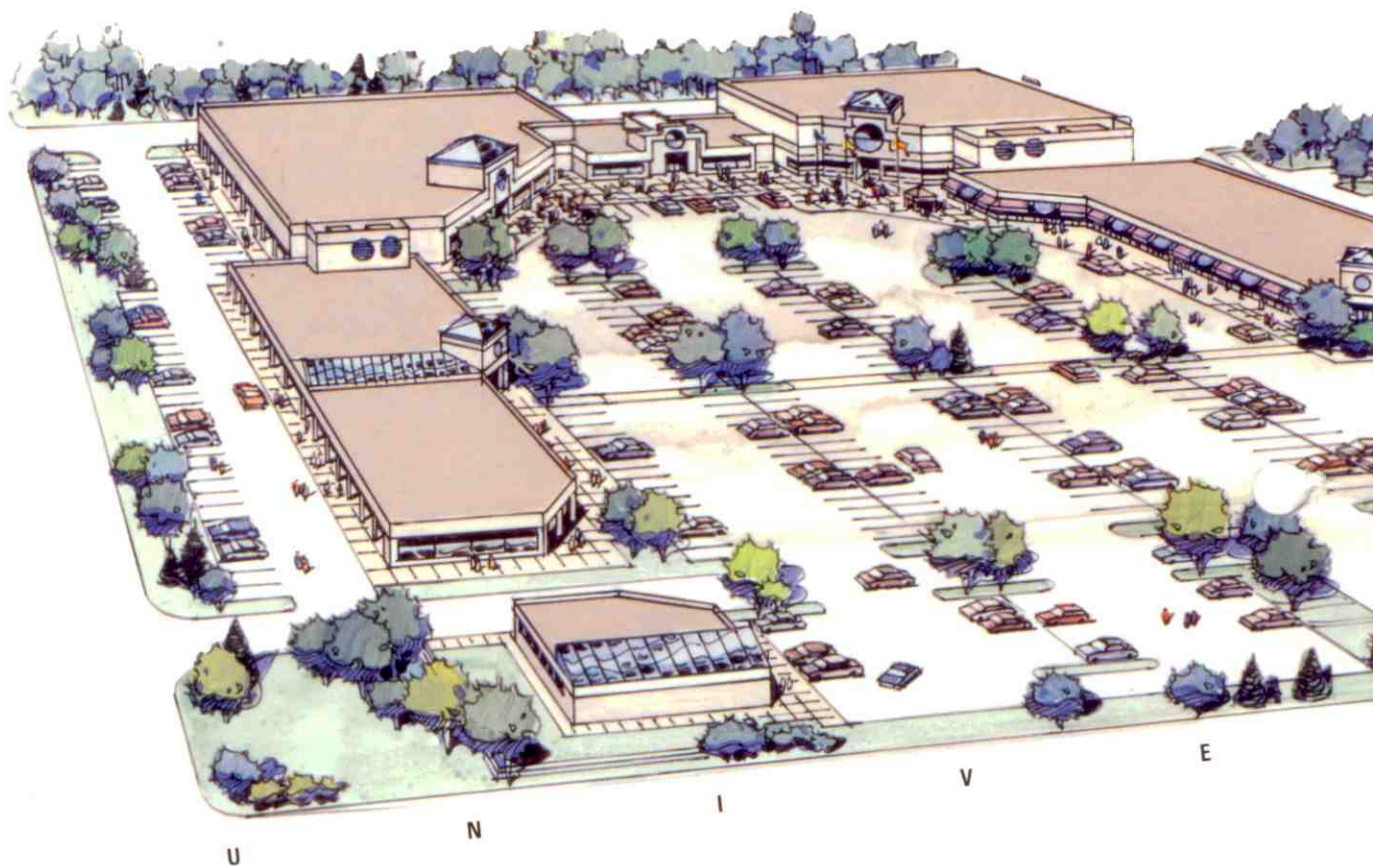


THE REGION

"Colorado is a unique state."

"The beauty, economy, climate, and natural attributes make the state a very attractive spot for the location of businesses and individuals. This is proven by the fact that during the 1970s the state saw a level of inward population migration double the national average."

Market Study by
Robert L. Siegel & Assoc., Inc.



The Grand Opening of The Festival will be an exciting media event.

Will you be there?

You should be! Because the Trinity/Osprey partnership has redesigned the shopping environment. Your business can be one of the special stores to profit from this distinctive concept in planned shopping developments. Colorful awnings, innovative landscaping, attractive signage and efficient floor plans create the feeling of a unique open air marketplace that is The Festival. A marketplace with imagination. The Festival is convenient shopping in a tasteful and entertaining atmosphere.

You could be a part of the 299,000 square feet of mixed use space on 18 acres of prime land. A total of 239,200 square feet of retail space and 60,000 square feet of office space is available to your business. The Festival is at the center of an explosive growth area. Your business will stand on a

graded upslope for excellent exposure on all sides. Generous parking surrounds the marketplace. Highway C-470, University Boulevard and County Line Road provide shoppers with easy access to and from The Festival.

The Festival is ideal for your business. Major local and national tenants will contribute significantly to The Festival. Whether your business is large or small, we can accommodate your space requirements.

Make yourself an integral component of The Festival and experience a new idea in shopping and convenience. Join the celebration going on at The Festival!

The Festival. Shopping with imagination.



Otero Ave.

University Blvd.

County Line Road

illustrative site plan

0 25 50 100
feet



