



# *Marketplace*





## SHOPPING EXCITEMENT

**C**ity Center Marketplace was conceived to create a pleasant and exciting shopping experience—the kind of experience that brings the customer back time and time again.

## EASY ACCESS ♦ HIGH VISIBILITY

**C**ity Center Marketplace provides tenants the easy access and excellent visibility they need for success. Access is convenient, with two full-movement and three “right-in, right-out” entrances. Large, neon signs of various colors and scripts illuminate each tenant to the heavy traffic and accent their individuality.



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## PRACTICAL ELEGANCE

**T**he classic brick design of **City Center Marketplace** is enhanced by unique masonry detail and fashionable brick paved sidewalks. The abundant landscaping adds pleasure and natural beauty while colorful canvas awnings offer the finishing accent. These elegant, yet practical elements combine to create a cheerful shopping atmosphere and an uncommonly festive flair.

♦ **City Center Marketplace** ♦  
A unique retail opportunity!

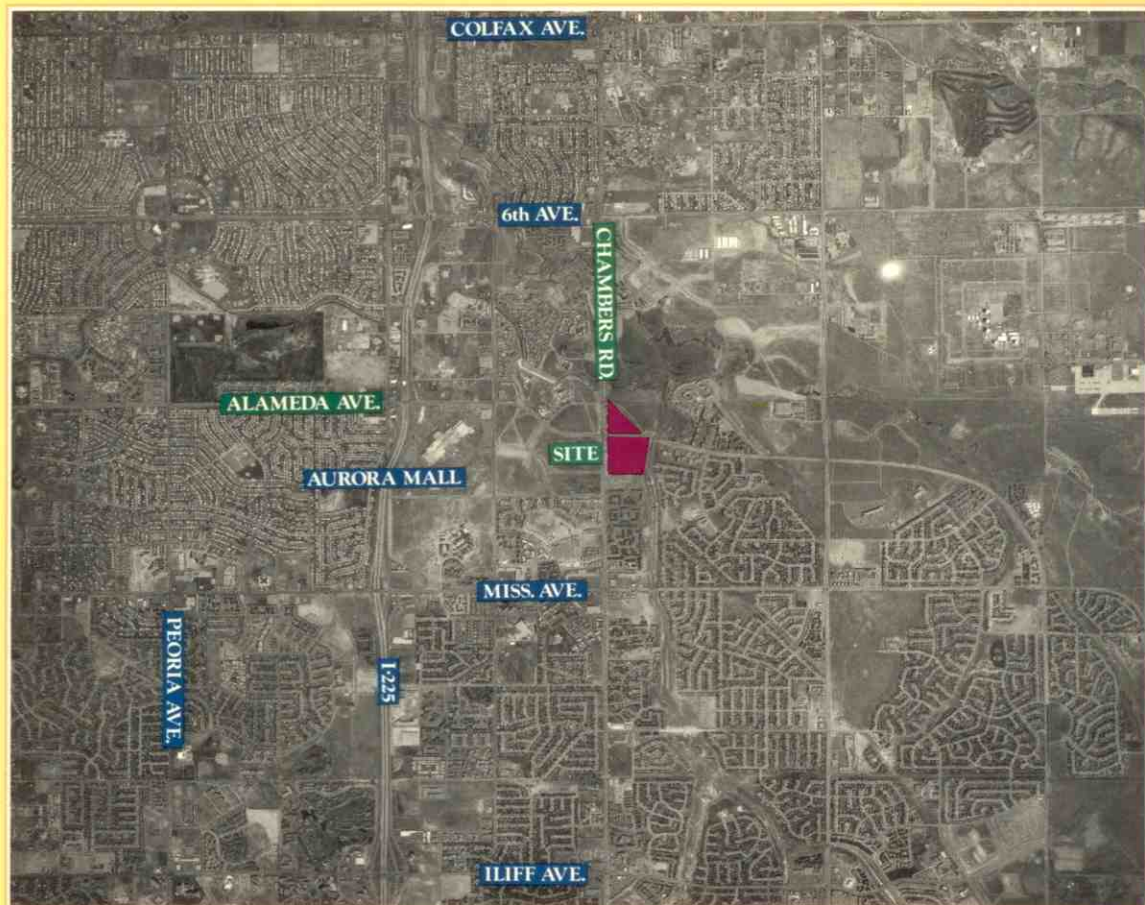




Situated at Alameda Avenue and Chambers Road, **City Center Marketplace** commands a critical location in the very heart of Aurora's dynamic master-planned City Centre. **City Center Marketplace** and the Alameda-Chambers Connection—both Trammell Crow Company developments—combine to dominate the intersection of two of Aurora's highest traffic streets. **City Center Marketplace** is strategically located within a twelve minute drive for 90% of Aurora's residents.

This unsurpassed location, coupled with City Center's size, the promotional anchor tenants and the carefully orchestrated tenant mix, makes **City Center Marketplace** a regional, as well as a community shopping destination. Additionally, the 1.3 million square foot Aurora Mall, just four blocks west of **City Center Marketplace** attracts shoppers from throughout the Denver metropolitan area, greatly enhancing the already strong local traffic at Alameda and Chambers.

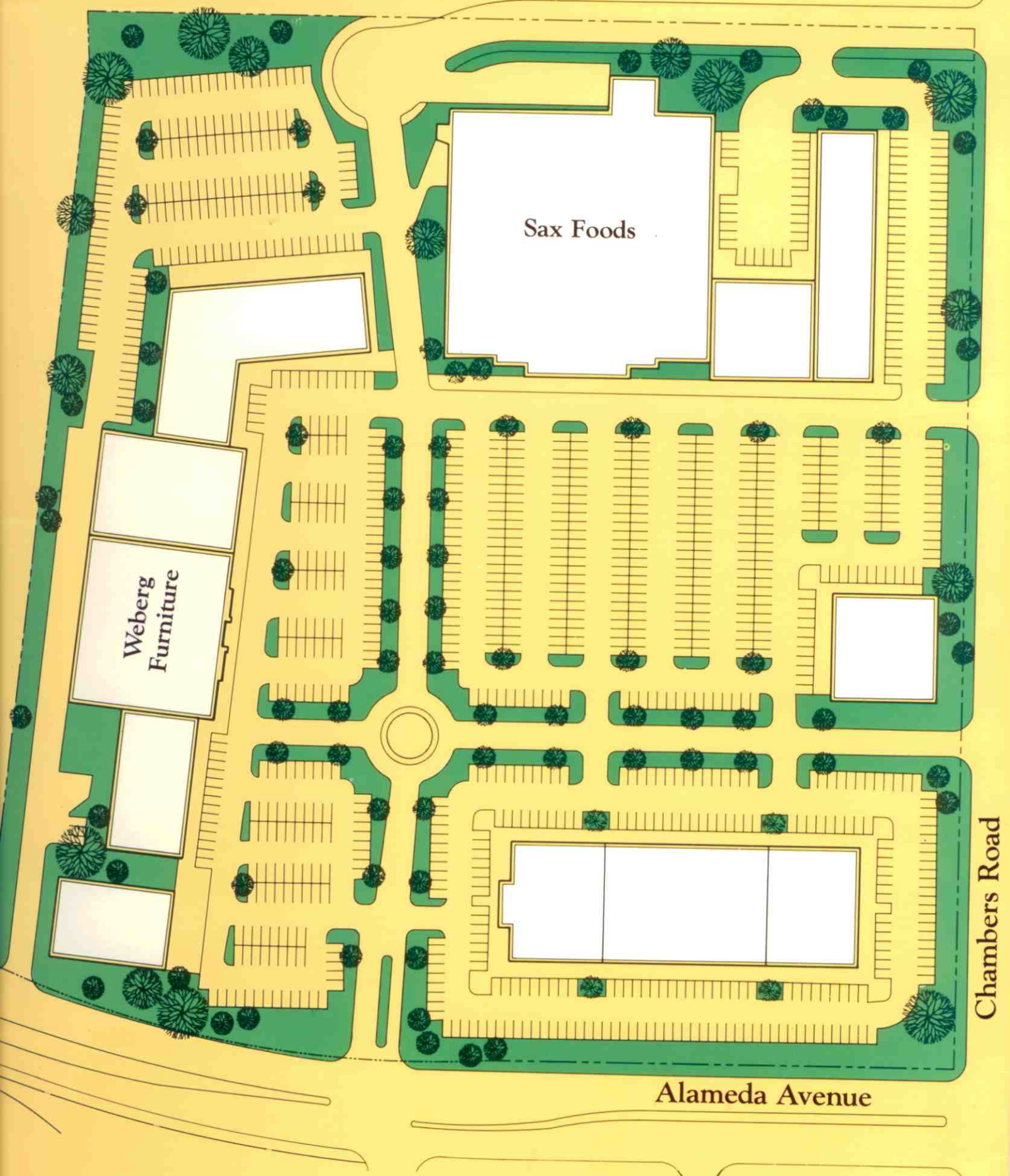
As rapid, high-density residential and commercial development continues in Aurora's fastest growing quadrant, **City Center Marketplace's** strategic location guarantees its emergence as Aurora's premier community shopping center.







# SITE PLAN

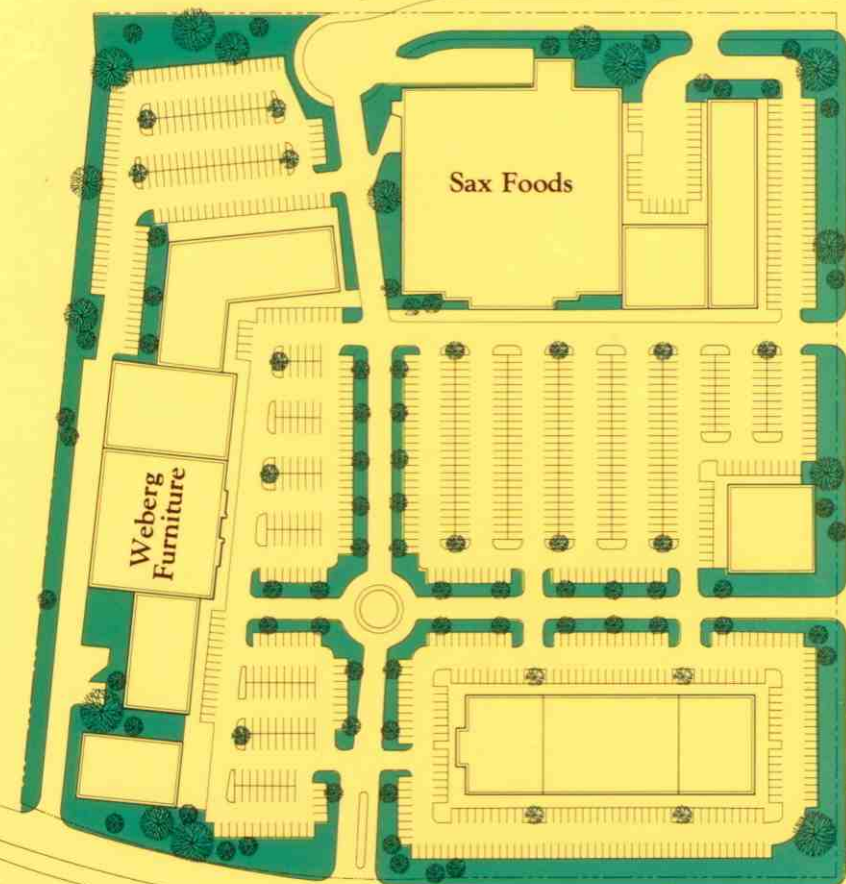




CITY CENTER

*Marketplace*

COMBINED SITE PLAN



Trammell Crow Company

Kyle Cascioli  
Retail Leasing Agent

Commercial  
7995 East Prentice Avenue  
Suite 300  
Englewood, Colorado 80111-2716





303/220-0900



## SHOPPING CENTER FEATURES

- ◆ 248,000 Square Feet
- ◆ Promotional anchor tenants—  
Sax Foods-69,000 square feet  
Weberg Furniture-25,000 square feet
- ◆ High traffic intersection
- ◆ Full-movement access on both Chambers and Alameda; plus 3 right-in/right-out access points.
- ◆ Exceptional visibility and exposure
- ◆ Space depths—60, 80, 100, 120 and 150 feet
- ◆ Parking for 1,021 cars
- ◆ Design features:  
Handsome red and tan brick exterior  
Matching brick-paved sidewalks  
Colorful canvas awnings  
Lush landscaping  
High visibility, individually lit letter signage

## GROSS RETAIL SALES—CITY OF AURORA ◆ % Increase

1981		\$1,934,186,855.00	
1982		\$2,049,223,298.00	5.9
1983		\$2,884,991,525.00	40.08
1984		\$3,693,561,567.00	28.0

◆ Source: City of Aurora, 1984

## DEMOGRAPHICS ◆ 3 Mile Radius 5 Mile Radius



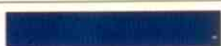




Population	96,276	214,702
Average Household Income	\$36,332	\$34,059

◆ Source: National Decision Systems, 1984



## POPULATION—CITY OF AURORA ♦

Aurora is the fastest growing city in Colorado and the third-fastest growing city in the United States.

1950		11,000
1960		49,000
1970		74,000
1980		154,000
1985		216,300
1990 est.		259,800
2000 est.		303,900

♦ Source: City of Aurora Planning Department, 1985

## POPULATION DENSITY ♦

City Center Marketplace is located in the fastest growing of Aurora's four planning districts

	3 Mile Radius	5 Mile Radius
1970	36,297	91,571
1980	78,633	177,036
1984	96,276	214,702
1989 est.	118,386	260,586

♦ Source: National Decision Systems, 1985

## ANCHOR TENANTS



♦ The rapidly expanding Sax Foods chain brings an exciting and successful grocery store concept to Colorado. At 69,000 square feet, the City Center Sax Foods is the largest grocery store in Colorado. Licensed by Associated Grocers, the 2nd largest independent grocery wholesaler in the United States, Sax Foods offers shoppers 24 hour/7 day convenience, promotional pricing, unmatched selection and extensive specialty departments. This combination of size, service, and price generates greater sales volumes and a broader customer base than does a traditional grocery store.





♦ Weberg Furniture has a 14 year history as one of Colorado's largest and most promotional furniture retailers. City Center Marketplace is Weberg's 14th store in a chain spanning three states. With this 25,000 square foot store, Weberg continues its tradition of excellence in high volume furniture retailing.



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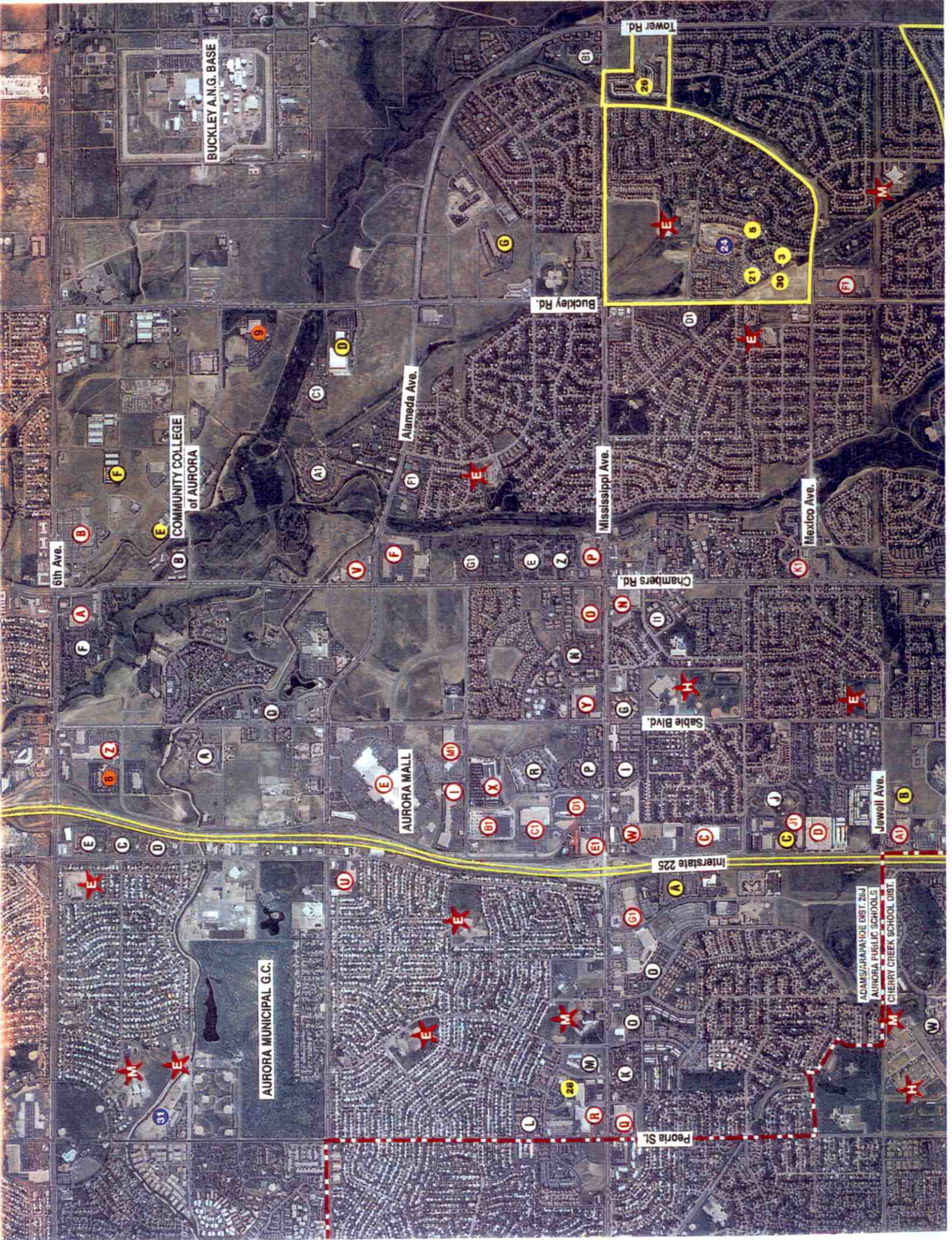


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### City Center Marketplace

has been developed and is owned, leased, and managed by  
TRAMMELL CROW COMPANY

**W**ith **City Center Marketplace**, Trammell Crow Company continues its dedication to creating profitable opportunities for its tenants. This dedication to tenant requirements has made Trammell Crow Company the largest privately held real estate development company in the country. Since its formation over 30 years ago, Trammell Crow Company has developed property costing in excess of \$6 billion, including shopping centers, warehouses, office buildings, industrial parks, and mixed-use projects.

Trammell Crow Company has over 100 shopping centers existing or under development totaling more than 9 million square feet of retail

space in more than fifteen states. Tenants have been very successful, as evidenced by the fact that occupancy levels in these projects are among the highest in the industry. The success of Trammell Crow Company's tenants is directly attributable to the company's philosophy of careful site selection, quality development, aggressive leasing, attentive management, and long-term ownership. Retailers can depend on Trammell Crow Company to develop shopping centers that work.

For information about **City Center Marketplace** and other Trammell Crow Company retail projects in the Denver area, call 303-755-7601.

Trammell Crow Company does not warrant the statistics provided herein. Any information contained herein is subject to change without notice.