

LOCATION



THE ORCHARD
TOWN CENTER



[FACTS]

- Located at the intersection of two primary transportation corridors, I-25 and E-470, The Orchard Town Center has access to the entire north Denver market.
- The Orchard Town Center is strategically positioned to take advantage of the tremendous population and income growth in the north Denver region. It currently has a total trade area of 535,473 with an average household income of approximately \$80,000 per year.
- The existing primary trade area is forecast to expand by three percent annually, reaching a total of approximately 609,000 enjoying average household incomes of more than \$95,000 by 2013.

DEMOGRAPHICS

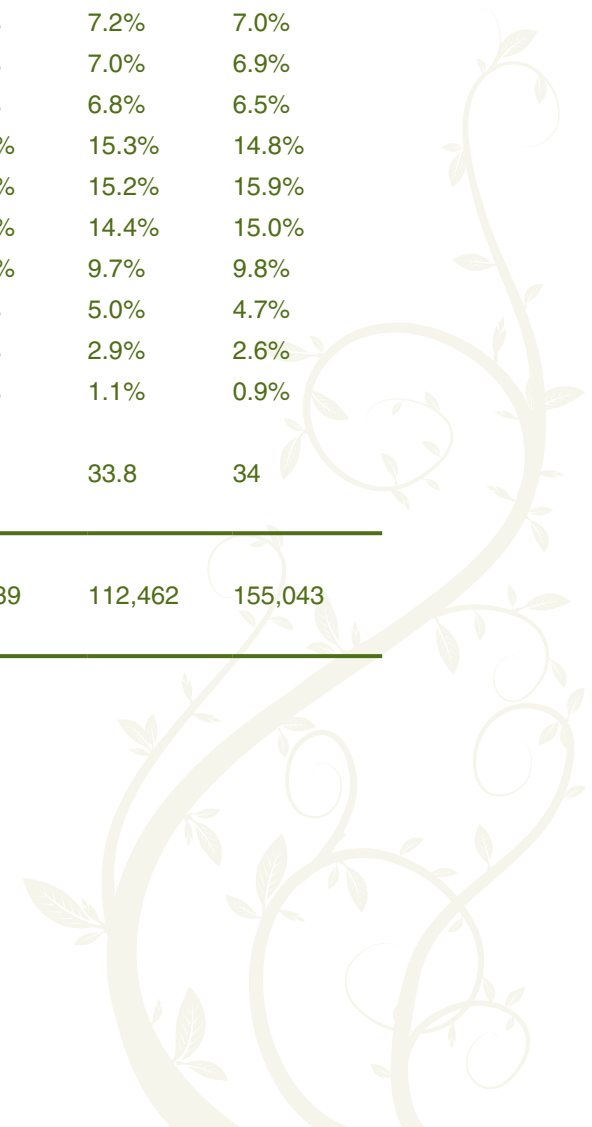


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	Primary Trade Area	Secondary Trade Area	Total Trade Area
Population			
2008 Population	193,673	341,798	535,473
2013 Population	225,185	383,692	608,880
No. of Households			
2008 Households	70,091	121,924	192,017
2013 Households	81,438	136,445	217,886
Income			
2008 Average Household Income	\$93,019	\$71,981	\$79,661
2013 Average Household Income	\$113,390	\$84,304	\$95,175
2008 Median Household Income	\$79,606	\$61,224	\$67,601
2013 Median Household Income	\$91,897	\$70,310	\$77,405
Households > \$75,000	38,901	45,843	84,872
Ethnicity			
White	83.4%	74.6%	79.1%
Black	1.4%	1.3%	1.3%
American Indian Alone	0.8%	1.1%	1.0%
Asian or Pacific Islander Alone	4.9%	3.1%	3.6%
Some Other Race Alone	6.6%	16.4%	11.9%
Two or More Races	2.9%	3.5%	3.2%
Hispanic Origin	16.9%	36.3%	27.2%

	Primary Trade Area	Secondary Trade Area	Total Trade Area
Age			
0 - 4	7.9%	8.1%	8.0%
5 - 9	7.7%	7.4%	7.5%
10 - 14	7.6%	7.2%	7.0%
15 - 19	6.8%	7.0%	6.9%
20 - 24	6.0%	6.8%	6.5%
25 - 34	13.9%	15.3%	14.8%
35 - 44	17.1%	15.2%	15.9%
45 - 54	16.0%	14.4%	15.0%
55 - 64	10.1%	9.7%	9.8%
65 - 74	4.2%	5.0%	4.7%
75 - 84	2.1%	2.9%	2.6%
85+	0.6%	1.1%	0.9%
Median Age	35.0	33.8	34
Daytime Population			
2008	42,439	112,462	155,043

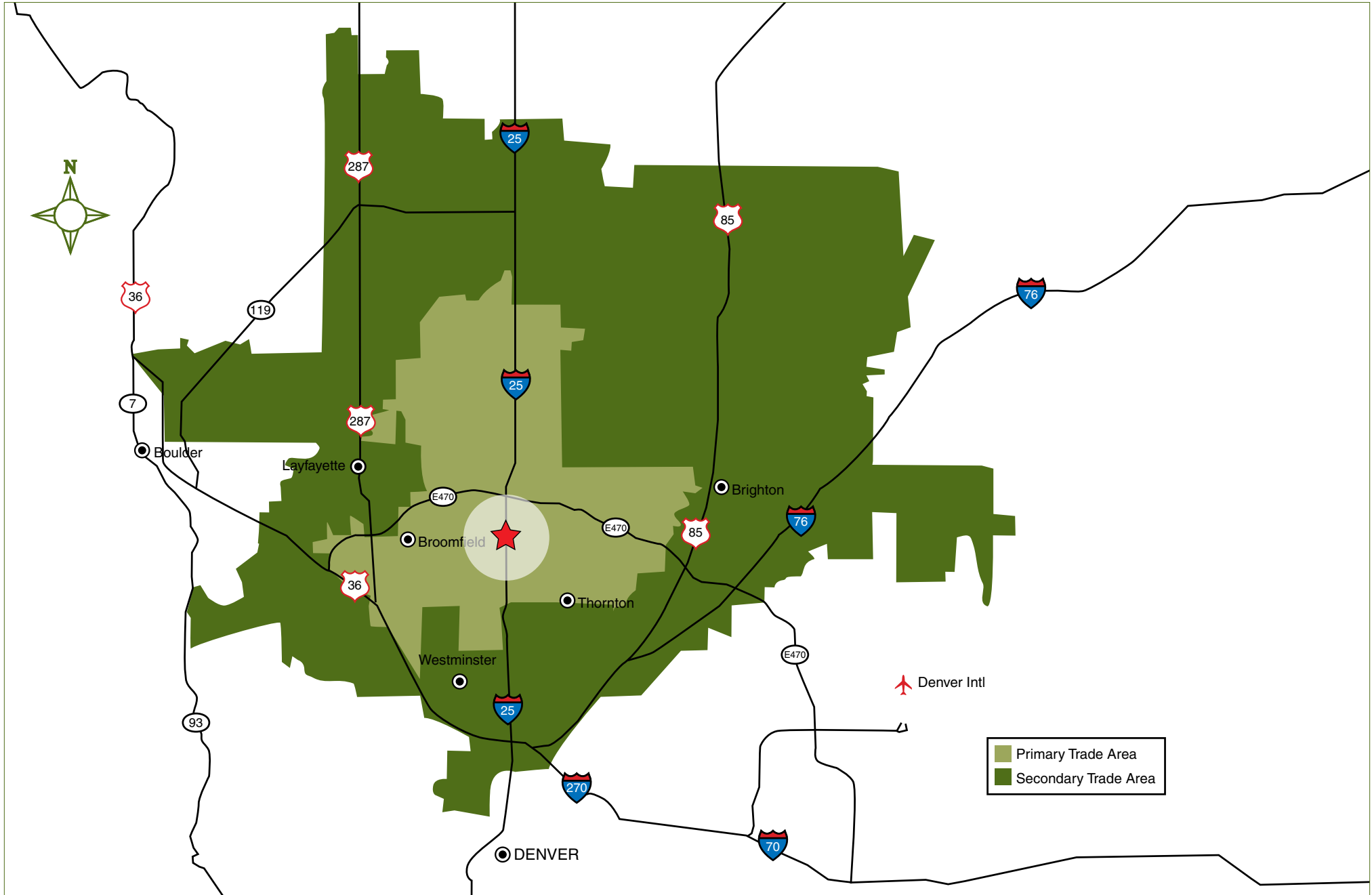
Source: ESRI BIS



TRADE AREA MAP



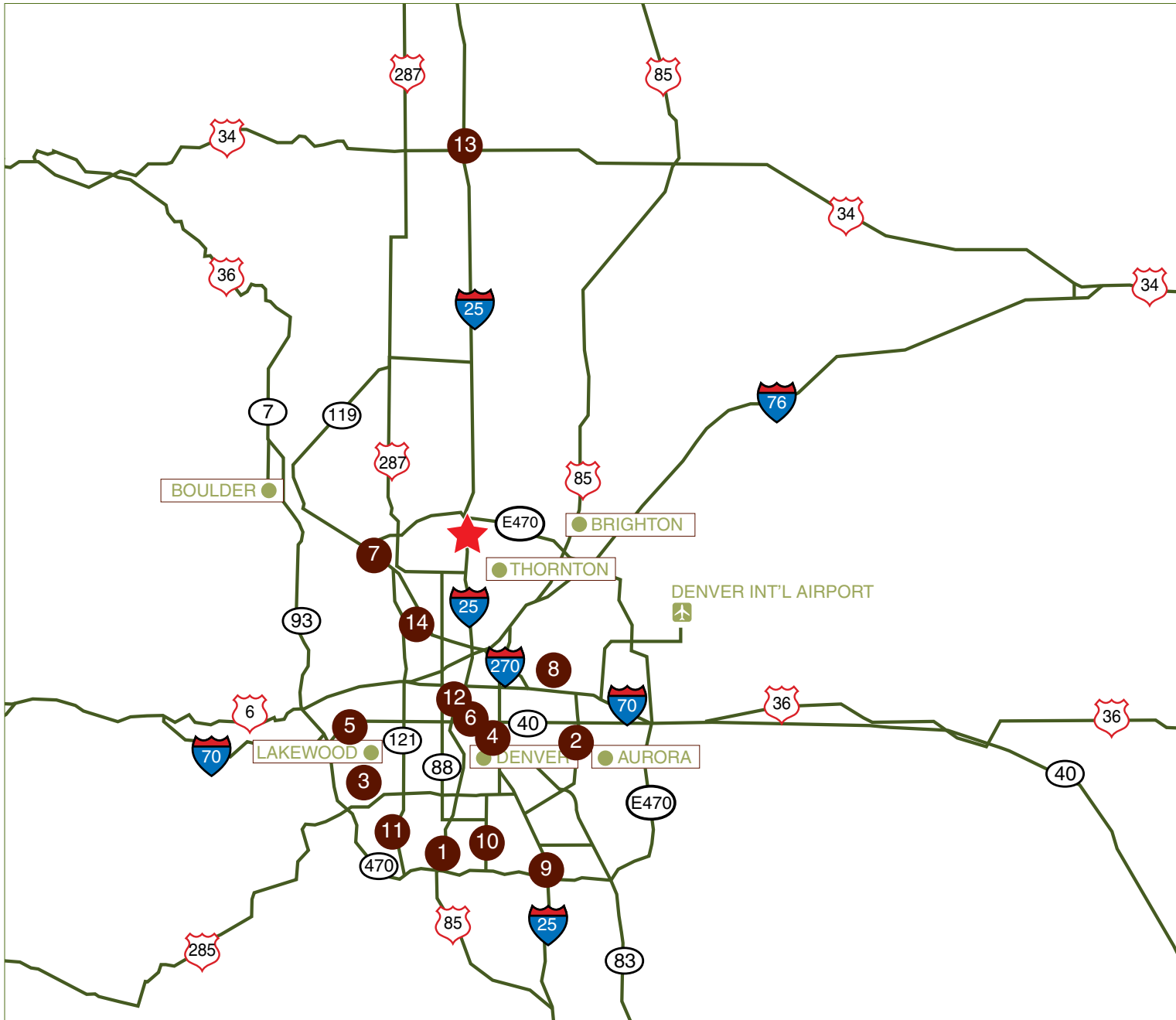
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AREA SHOPPING CENTERS



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SHOPPING CENTER	DRIVE MILES
★ THE ORCHARD TOWN CENTER	
1 Aspen Grove	28.3
2 Aurora Mall	25.2
3 Belmar Colorado	23.3
4 Cherry Creek	20.5
5 Colorado Mills	24.5
6 Denver Pavilions	16.5
7 Flatiron Crossing	9.0
8 The Shops at Northfield Stapleton	19.7
9 Park Meadows	32.3
10 The Streets at SouthGlenn	28.5
11 Southwest Plaza	30.1
12 Tabor Center	16.0
13 The Promenade Shops at Centerra	34.0
14 Westminster Mall	11.8