

BASELINE

Retail

SPACE AVAILABLE FOR LEASE

There's a new town in town

Colorado's fastest growing region is underserved. Baseline will solve that with an exciting, perfectly positioned retail experience.

BASELINE IS COMING

A new district at the intersection of urban life and outdoor adventure will complete the Denver/Boulder triangle. Designed as part dining district, part beer garden, part boutique market, this will be a place for entrepreneurs and artists alike. Created for people who are social by nature, who value experiences over things, and who regularly gaze west towards the Rockies to remind themselves why they live in Colorado.

A LOT OF NEW

"In the suburbs, the City and County of Broomfield notched the fastest growth of any metro county, at 2.8 percent, putting its latest population at 68,341!"
—Denver Post

Completing the Denver/Boulder triangle



A NEW CENTER OF CULTURAL AND ECONOMIC GRAVITY IS COMING

At the junction of Baseline Road, I-25, E-470 and the Northwest Parkway, the location is ideal. Providing easy access to the heart of Boulder and the mountains beyond, downtown Denver and DIA. Mass transit will further strengthen these connections in the near future.

“Since 2012 Broomfield has added 7,300 jobs from 21 companies, through expansion and relocation, representing \$882 million in capital investments.”
 – Boulder Daily Camera

Map is not to scale and is intended for informational and illustrative purposes only. Plans, uses, zoning, amenities, features, availability, acreage, sizes, dates, vehicle counts, listed owners/tenants, and other elements are subject to change by McWhinney Real Estate Services, Inc. or its affiliates without notice, and shall not be relied upon. April 2019



20 MINUTES
DOWNTOWN DENVER



25 MINUTES
DOWNTOWN BOULDER



25 MINUTES
DENVER INTERNATIONAL AIRPORT



30 MINUTES
FOOTHILLS HIKING & BIKING TRAILS



60 MINUTES
CLOSEST SKI RESORT



70 MINUTES
ROCKY MOUNTAIN NATIONAL PARK



40 MINUTES
DENVER TECH CENTER

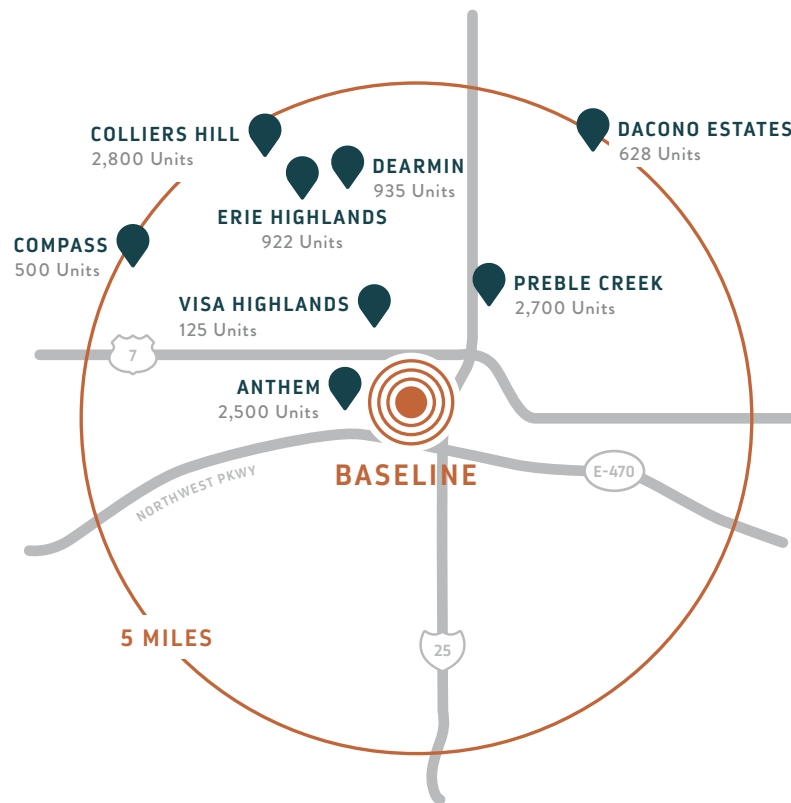


25-90 MINUTES
HIGHER EDUCATION

(CU Boulder, CU Denver, Univ. of Northern Colorado, University of Denver, Colorado State University)

Soon, a million people will have somewhere new to go

The number of potential customers who live or work within five miles of Baseline has grown substantially. These are people in search of a different, more personal retail experience, rather than the usual big box stores. The growth will continue with residential developments throughout the area. Including Anthem next door and Baseline's own West Village.



WITHIN 5 MILES

- 100K PEOPLE**
108,000 people by 2023
- 35K HOUSEHOLDS**
38,000 households by 2023
- 2,657 BUSINESSES**
23,049 employed
- \$3 BILLION**
annual household spending
- \$1.6 BILLION**
annual retail spending
- \$150K HOUSEHOLD INCOME**
- 205,000 VEHICLES**
to the area per day



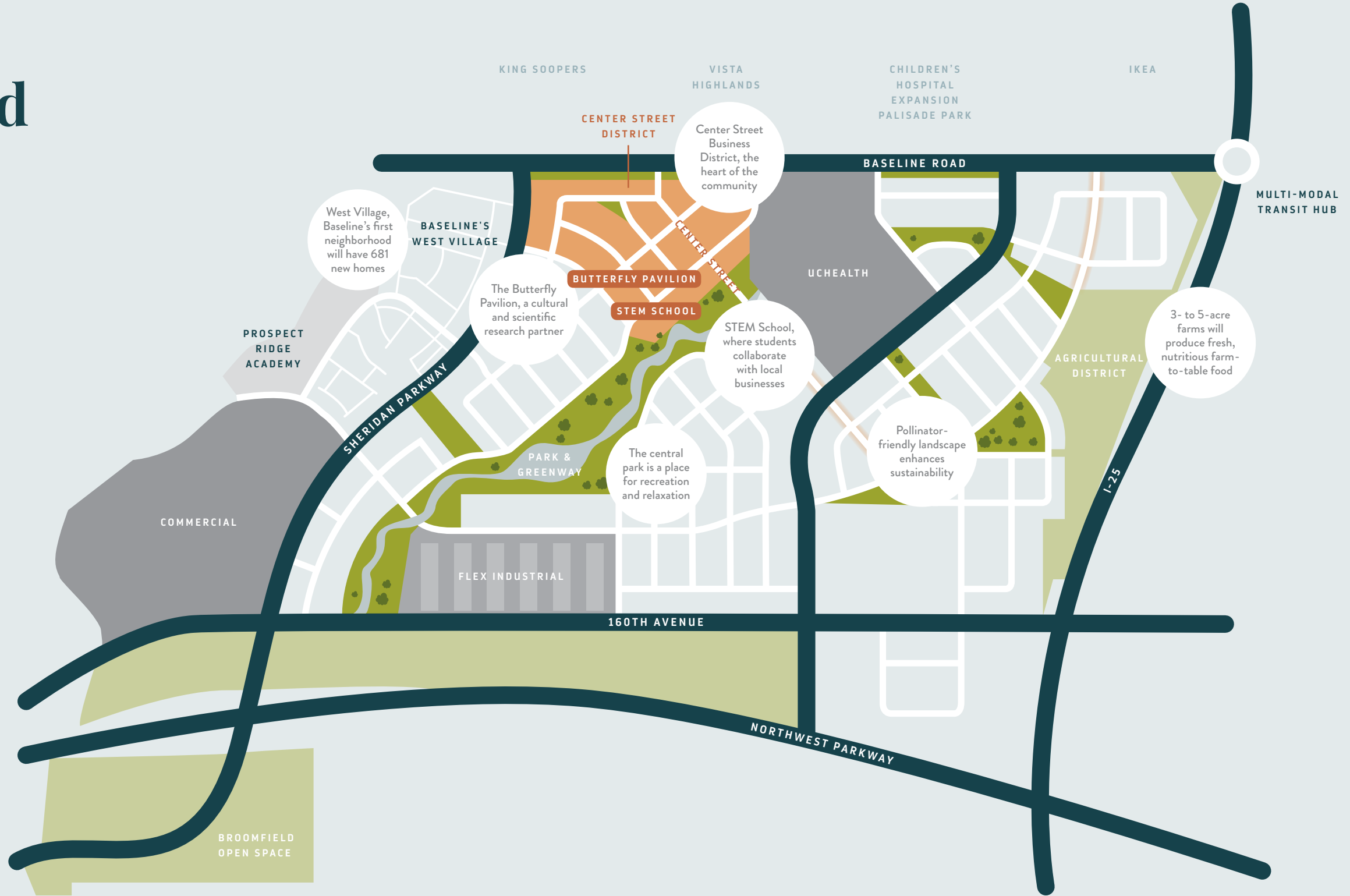
HOMEBUYERS RECOGNIZE BROOMFIELD'S VALUE

"Broomfield housing prices rose faster than anywhere in the Boulder region, appreciating 11.1 percent in 2017. A median home price is \$615,000."
- Boulder Daily Camera



A healthy and sustainable new model is planned

Introducing a nice place to raise a company. Coming 2021, this creative new community will celebrate fresh food and Colorado's active lifestyle. The Center Street Business District will be the heart of Baseline. Where brew masters, chefs and outdoor industry innovators will perfect their crafts and purvey their goods in a collaborative environment and an enthusiastic marketplace.



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The right ingredients

A MIX OF BUSINESS & AMENITIES

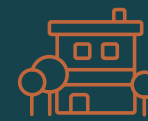
Baseline's plan will make it possible to go for a ride or trail run, grab a cappuccino at your favorite café, pick up some fresh flowers, walk to lunch, scale a climbing wall, meet for happy hour and live music, then enjoy a farm-to-table dinner, all in the course of a work day. It's a lifestyle that helps in recruiting and retaining top talent. And nearby foot traffic will provide regular customers for years to come.



1,100-ACRE
WALKABLE/BIKABLE
MIXED-USE COMMUNITY



145 ACRES
NATURAL AND
RECREATIONAL OPEN SPACE



6,205 HOMES
FROM SINGLE-FAMILY
TO APARTMENTS



17.2M SQ FT
COMMERCIAL SPACE



1ST OF ITS KIND
POLLINATOR-FRIENDLY
COMMUNITY



TRANSIT HUB
COMING 2022



681 HOMES
IN WEST VILLAGE, BASELINE'S
FIRST NEIGHBORHOOD

We are McWHINNEY

We are known for creating innovative, welcoming places that bring people together with a vibrant urban sensibility and an artful touch. Evident in our portfolio of successful projects spanning Centerra in Loveland, Denver's iconic Union Station, and Dairy Block in LoDo.

With our experience, leadership and capital investment, Baseline is destined to be the next great McWHINNEY story.

We invite you to be a part of it.

FOR LEASING INFORMATION,
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McWHINNEY

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