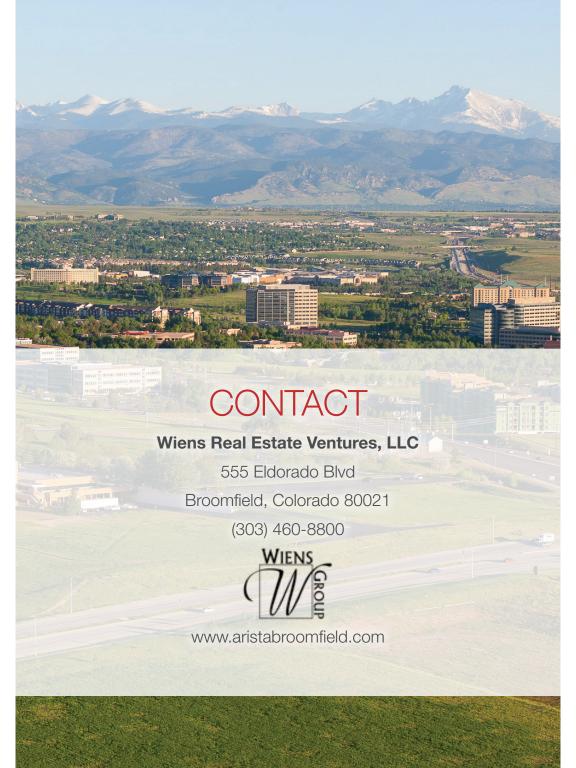


## ARISTA HAS IT ALL

- Urban living at its best: dining, shopping, parks, entertainment and hotel(s) in walking distance
- Incredible **360° views** of the Front Range and all Colorado has to offer
- Anchored by the 6,000-seat **1STBANK Center** which is a premier mid-sized event venue
- 6 parks throughout overall site offer something for everyone





the right place - right now

# IT'S ALL ABOUT LOCATION!















get your out of prolicis





- Located halfway between downtown Denver and Boulder just a 15-minute drive to either
- About 173,000 people working within 3 miles of the site and approximately 644,000 within 10 miles
- High household incomes with an average of \$97,908 per household within 3 miles of the site and an area employees and customers want to be
- 14% projected residential growth over the next 5 years
- Ideally located to serve the growing residential subdivisions within close proximity for retail and in the middle of everything for office and commercial

# LIVE, WORK, PLAY, SHOP, DINE, STAY

- Arista is a mixed-use, urban lifestyle center
- Arista Park features 18' sidewalks, a choreographed dancing water fountain, bandstand and fire pit
- The 1STBANK Center hosts 50-100 events per year and can accommodate live music, family shows,
- The 139-room aloft hotel incorporates modern design elements while maintaining functionality and a
- Coming soon is the comfort of home of an **extended-stay hotel** for your preferred guests and visitors
- The 6 parks at Arista are all carefully planned and feature 6 distinctive characters

## BY THE NUMBERS

	3 Mile	5 Mile	7 Mile
Population	67,959	201,964	436,908
Number of Households	29,921	88,351	124,810
Average Household Income	\$97,908	\$87,734	\$83,200

	Traffic Count	
US 36 (as of 2012)	94,869 Vehicles per Day	
Hwy 287 / Wadsworth US 36 Overpass (as of 2010)	43,463 Vehicles per Day	
Wadsworth Boulevard (as of 2010)	39,110 Vehicles per Day	
112th Avenue / Uptown Avenue (as of 2012)	9,322 Vehicles per Day	

