



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



CONTACT

Wiens Real Estate Ventures, LLC

555 Eldorado Blvd

Broomfield, Colorado 80021

(303) 460-8800



www.aristabroomfield.com



the right place - right now

IT'S ALL ABOUT LOCATION!



- 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, sporting events, community functions and more
- The 139-room **aloft hotel** incorporates modern design elements while maintaining functionality and a sense of where you want to be
- 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

