Belmar

Lakewood, (Denver) Colorado
Lakewood’s downtown

22 city blocks of dining, entertainment, retail, housing and office

Beautiful landscaping, ample parking and conveniently located

A powerhouse draw from across Denver’s west metro
Unparalleled tenant mix that includes health/wellness, movies and restaurants/bars

In heart of rapidly growing residential trade area

Expansive trade area of 1.2M people

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Belmar</th>
</tr>
</thead>
<tbody>
<tr>
<td>major roads</td>
<td>US Highway 6 and S. Wadsworth Boulevard</td>
</tr>
<tr>
<td>total sf</td>
<td>1,140,600</td>
</tr>
<tr>
<td># of stores</td>
<td>100</td>
</tr>
<tr>
<td># of parking</td>
<td>5,200</td>
</tr>
<tr>
<td>center description</td>
<td>Open-air mixed-use lifestyle center</td>
</tr>
<tr>
<td>anchors</td>
<td>Best Buy, Century 16 Theatre, Dick's Sporting Goods, DSW, Hobby Lobby, Nordstrom Rack, Staples, Target, and Whole Foods</td>
</tr>
<tr>
<td>key tenants</td>
<td>Sur La Table, 24-Hour Fitness, Party City, White House Black Market, Brighton Collectibles, CorePower Yoga, Guess, Loft, P.F. Chang's China Bistro, Francesca's, The French Press, and Ted's Montana Grill</td>
</tr>
</tbody>
</table>
“One of the premier redevelopment projects in the country.”

— Former Lakewood Mayor Steve Burkholder
Downtown Lakewood—walkable, live-work-play district

Urban experience with ample, convenient parking

A Hyatt House Hotel

Mix of big box, boutique and national fashion retailers, entertainment and dining

The Good Life

12 minutes from downtown Denver
Easily accessible to 257,000 vehicles daily on nearby roads

Close to high-end homes in the Rocky Mountains
Near metro light rail system
54,900 daytime employees within 3 miles; 217,800 within 5 miles

Rapidly growing region

Robust economy, highly educated workforce

Home to the largest collection of federal agencies outside Washington D.C.

**Rising Force in the Rocky Mountains**

- Trade area population of 1.2M, growing at twice the national rate
- Nearly 20,000 students enrolled at nearby colleges
- Diverse market of singles, couples, young families and empty nesters
- Economy dominated by healthcare, energy, engineering and government
Belmar

THE CENTER | THE MARKET | STARWOOD

Distance to Competition
Aspen Grove
Driving – 13 mi, 20 min
Cherry Creek Mall
Driving – 7 mi, 16 min
Colorado Mills
Driving – 7 mi, 9 min
Flatiron Crossing
Driving – 18 mi, 30 min
Park Meadows
Driving – 18 mi, 26 min
Southwest Plaza
Driving – 7 mi, 12 min
Streets at SouthGlenn
Driving – 15 mi, 24 min

Legend
Primary Trade Area
Secondary Trade Area
Competition
Access Roads
(AADT= annual average daily traffic)
Area Attractions
- Rocky Mountain foothills
- Lakewood Cultural and Heritage Centers
- Red Rocks Amphitheatre
- Bandimere Speedway
- Dinosaur Ridge
- Coors Brewery

Colleges
- Colorado Christian University
- Red Rocks Community College
- Colorado School of Mines

Combined enrollment: 20,000

Legend
- Primary Trade Area
- Secondary Trade Area
- Colleges
- Key Employers
### Demographics

<table>
<thead>
<tr>
<th></th>
<th>PTA¹</th>
<th>STA²</th>
<th>TTA³</th>
<th>US Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 estimate</td>
<td>434,102</td>
<td>776,318</td>
<td>1,210,420</td>
<td></td>
</tr>
<tr>
<td>2024 projection</td>
<td>431,802</td>
<td>827,000</td>
<td>1,288,802</td>
<td></td>
</tr>
<tr>
<td>% growth 2019–2024</td>
<td>6.4%</td>
<td>6.5%</td>
<td>6.5%</td>
<td>3.6%</td>
</tr>
<tr>
<td><strong>Population By Race</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>76%</td>
<td>83%</td>
<td>80%</td>
<td>70%</td>
</tr>
<tr>
<td>Black</td>
<td>2%</td>
<td>3%</td>
<td>2%</td>
<td>13%</td>
</tr>
<tr>
<td>Asian</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
<td>6%</td>
</tr>
<tr>
<td>Hispanic Ethnicity</td>
<td>35%</td>
<td>22%</td>
<td>26%</td>
<td>18%</td>
</tr>
<tr>
<td><strong>Median Age</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>% age 15-24</td>
<td>11%</td>
<td>12%</td>
<td>12%</td>
<td>14%</td>
</tr>
<tr>
<td>% age 25 to 44</td>
<td>32%</td>
<td>32%</td>
<td>32%</td>
<td>26%</td>
</tr>
<tr>
<td>% age 45 to 64</td>
<td>24%</td>
<td>26%</td>
<td>25%</td>
<td>26%</td>
</tr>
<tr>
<td><strong>Households</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 estimate</td>
<td>180,548</td>
<td>333,631</td>
<td>514,179</td>
<td></td>
</tr>
<tr>
<td>2024 projection</td>
<td>193,283</td>
<td>357,586</td>
<td>550,869</td>
<td></td>
</tr>
<tr>
<td>2019 households with kids under 18</td>
<td>29%</td>
<td>27%</td>
<td>28%</td>
<td>34%</td>
</tr>
<tr>
<td><strong>Average Household Income</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019 estimate</td>
<td>$88,504</td>
<td>$107,493</td>
<td>$100,825</td>
<td>$89,646</td>
</tr>
<tr>
<td>% earning $75,000+</td>
<td>42%</td>
<td>51%</td>
<td>48%</td>
<td>42%</td>
</tr>
<tr>
<td>2024 projection</td>
<td>$98,937</td>
<td>$119,783</td>
<td>$112,469</td>
<td>$98,974</td>
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<tr>
<td><strong>Education</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>% college educated</td>
<td>62%</td>
<td>72%</td>
<td>68%</td>
<td>60%</td>
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<tr>
<td><strong>Business &amp; Employment</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>business establishments</td>
<td>1,252</td>
<td>6,370</td>
<td>22,730</td>
<td>73,611</td>
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<tr>
<td>daytime employment</td>
<td>12,380</td>
<td>54,881</td>
<td>217,751</td>
<td>725,615</td>
</tr>
</tbody>
</table>

¹ Primary Trade Area  ² Secondary Trade Area  ³ Total Trade Area

- Median home value of $383,500
- Trade area population growing at nearly twice the national rate
- Two-thirds of employed residents hold white collar positions
- Average trade area income is 12% greater than US
Starwood Retail Partners

5th largest manager of regional malls in the US

30 malls and lifestyle centers, with locations in 11 of the top 20 DMAs

100 million+ combined annual visits

$95,400 trade area average household income

Sources: The Nielsen Company (2019), State Department of Transportation, State and Local Economic Development Resources

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