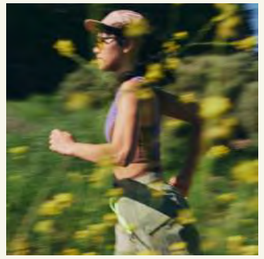
CENTER ST.



BASELINE

Retail & Restaurant Opportunities
Broomfield, Colorado







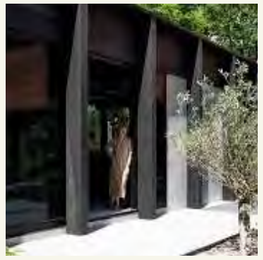












Merchandising Vision (For illustrative purposes only)

Find *your* Center

Center Street, a park-like oasis set within a *vibrant urban hub*, blends simple architecture with thoughtfully curated shops and restaurants. Center Street is more than a retail destination; it's a *canvas for living intentionally*—a space where creative expression and a deep connection to the world around us celebrate the beauty of *living deliberately*.

Center Street will be the community heart of the fast-growing Baseline district.



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COMMUNITY OF

BASELINE™

AT FULL BUILD OUT

- 7,000 Residences TOTAL
- 3,500 Units MULTIFAMILY + BFR
- 2,700 Units FOR-SALE RESIDENTIAL
- 800 Units AFFORDABLE HOUSING
- ±4 M sf COMMERCIAL
- ±1.8M sf INDUSTRIAL
- 172 Acres OPEN SPACE
- 1,100 TOTAL ACRES

KEY

- Retail
- Restaurant
- Office
- Multifamily

*Assumes BOMA retail standards for usable area. Storefront design, including door locations, is shown for general intent and is subject to change.

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CENTER ST

» PHASE 1

COMMERCIAL

±317,000 sf *Total*

- ±133,000 sf *Up to 44 Retailers*
- ±57,500 sf *Up to 15 Restaurants*
- ±89,500 sf *Office Space*
- ±37,000 sf *Grocery*

RESIDENTIAL

450 Units

» PHASE 2

COMMERCIAL

±100,000 sf *Office Space*

RESIDENTIAL

622 Units

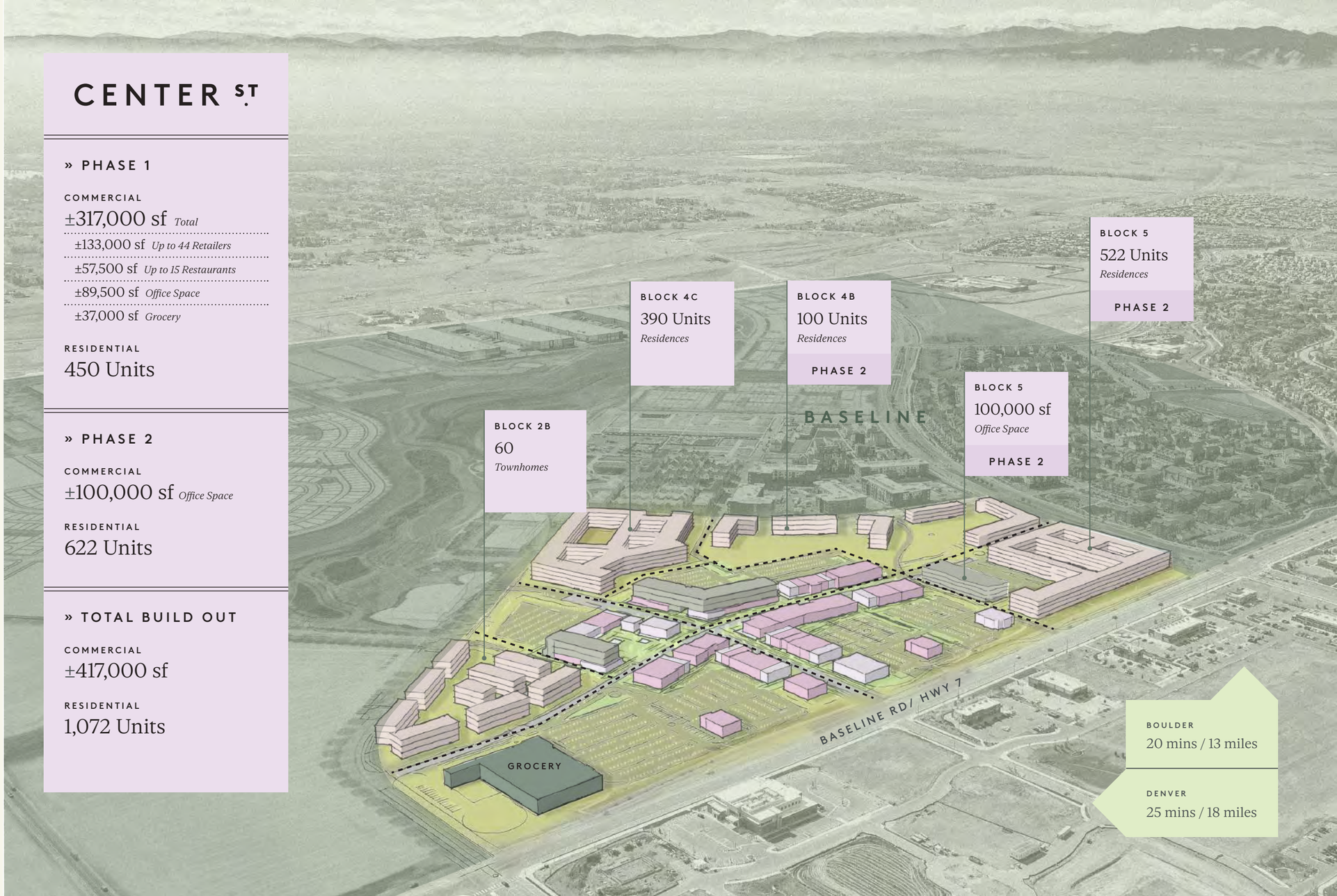
» TOTAL BUILD OUT

COMMERCIAL

±417,000 sf

RESIDENTIAL

1,072 Units



BOOMING GROWTH

BROOMFIELD POPULATION GROWTH

6.9% *since 2020*

EXPECTED MARKET GROWTH

3.2% *in the next 5 years*

NEARBY

25 min
DOWNTOWN DENVER

20 min
DOWNTOWN BOULDER

20 min
HIKE & BIKE TRAILS

30 min
DENVER INTERNATIONAL AIRPORT

60 min
CLOSEST SKI RESORT

70 min
ROCKY MOUNTAIN NATIONAL PARK

Sources: ESRI, U.S. Census, Zonda



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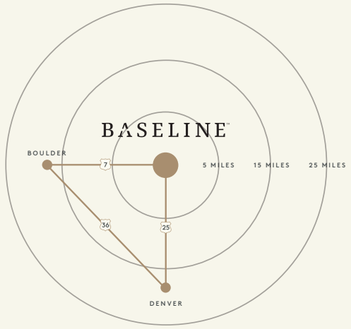
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A MILLION PEOPLE WITHIN 15 MILES

At the pinnacle of the Denver-Boulder triangle, the demographic reflects a blend of high-earning individuals and community-focused families.

DEMOGRAPHICS



THE MARKET AREA'S AVERAGE HOUSEHOLD INCOMES ARE HIGH

$ 180,554 within 3 miles

$ 161,297 within 5 miles

$ 131,430 within 10 miles

A DEEP TALENT POOL

60,396 Residents within 4 miles

171,010 Residents within 6 miles

500,914 Residents within 10 miles

1.1 M Residents within 15 miles

ADULTS AGED 25+ WITH A BACHELOR'S DEGREE OR HIGHER



57% within 5 miles



44% within 10 miles

DAILY VEHICLE TRAFFIC

138,869

Via I-25, E 168th St, NW Pkwy, Huron St, Sheridan Pkwy and 160th Ave. With 77,059 residents added to Colorado in the past year, according to the U.S. Census Bureau, destination traffic will continue increasing.

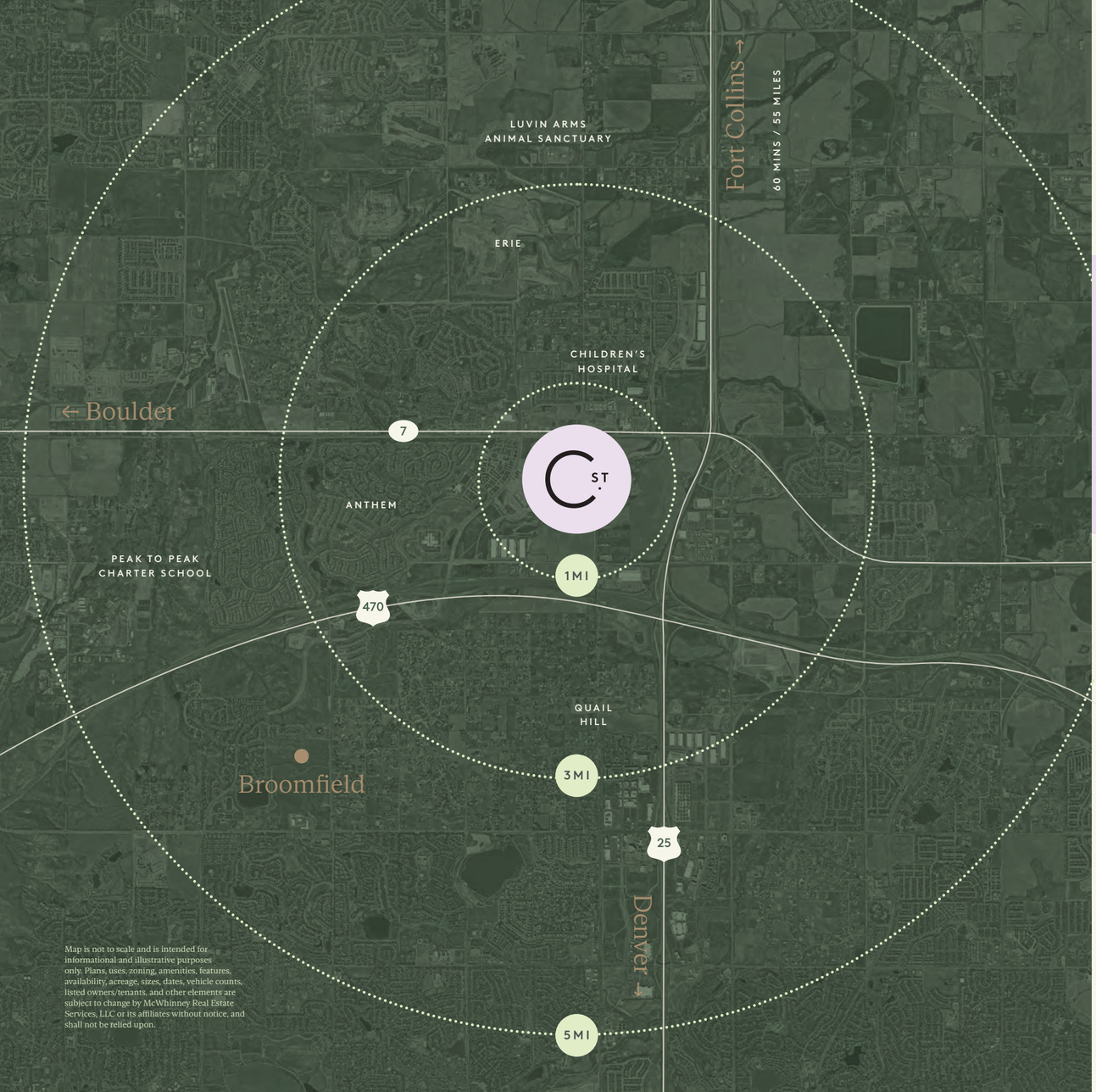
A DESTINATION FOR PEOPLE WHO WORK NEARBY

16,737 Employees with an 8-min drive

53,230 Employees with a 10-min drive

111,737 Employees with a 12-min drive

Sources: Placer.ai (2023)



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BY THE NUMBERS

	RADIUS	1 MILE	3 MILE	5 MILE
CENTER ST	POPULATION	1,833	27,625	113,783
	AVG HH INCOME	$248,784	$180,554	$161,297
	MEDIAN AGE	40.04	38.69	37.35
Orchard Town Center WESTMINSTER, CO	POPULATION	2,559	61,281	186,543
	AVG HH INCOME	$135,834	$154,838	$135,188
	MEDIAN AGE	33.18	36.93	36.76
Flatiron Crossing BROOMFIELD, CO	POPULATION	4,975	39,501	124,954
	AVG HH INCOME	$100,770	$147,224	$145,572
	MEDIAN AGE	36.09	36.89	37.64
Pearl Street BOULDER, CO	POPULATION	28,343	92,674	116,214
	AVG HH INCOME	$129,109	$126,893	$136,714
	MEDIAN AGE	25.87	26.73	28.64

Sources: Placer.ai (2023)



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GROCERY

OVERVIEW

±37,000 sf

A popular natural grocery store anchors the retail and restaurant district, attracting neighbors who value local and organic choices. Its welcoming atmosphere creates a lively hub where people naturally gather each day, supporting nearby shops and restaurants and strengthening the sense of community.

SIGNED LEASE



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RESTAURANT

VISION

Chef-driven, locally sourced, and sustainable, with a social atmosphere that appeals to a trend-savvy, experience-focused crowd.



Merchandising Vision (For illustrative purposes only)

RESTAURANT

OVERVIEW

±57,500 sf
Up to 15 Concepts

AT THE CENTER OF

- Full-Service Dining
- Fast Casual
- Specialty Dining













Merchandising Vision (For illustrative purposes only)



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VISION

Brands that share a common commitment to quality, modern aesthetics and conscious living. Appealing to those who value style and substance in their everyday choices.



Merchandising Vision (For illustrative purposes only)

RETAIL

OVERVIEW

±133,000 sf
Up to 44 Storefronts

AT THE CENTER OF

- Fashion-Focused
- Intentional Living Home Goods
- Athletic-Focused Soft Goods
- Clean Beauty & Wellness
- Fitness & Service













Merchandising Vision (For illustrative purposes only)



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HEALTH & WELLNESS

VISION

Brands that share a common commitment to wellness and health.



HEALTH & WELLNESS

OVERVIEW

±133,000 sf
Up to 44 Storefronts

AT THE CENTER OF

Athletic-Focused Soft Goods

Clean Beauty & Wellness

Fitness & Service













Merchandising Vision (For illustrative purposes only)



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BASELINE

Master Plan

AT FULL BUILD OUT

- 7,000 Residences IN TOTAL
- 3,500 Units MULTIFAMILY + BFR
- 2,700 Units FOR-SALE RESIDENTIAL
- 800 Units AFFORDABLE HOUSING
- ±4M sf COMMERCIAL
- ±1.8M sf INDUSTRIAL
- 172 Acres OPEN SPACE
- 1,100 TOTAL ACRES

KEY

- Center Street Retail District



*Assumes BOMA retail standards for usable area. Storefront design, including door locations, is shown for general intent and is subject to change.

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CENTER ST

Master Plan

» PHASE 1

COMMERCIAL

±317,000 sf Total

- ±133,000 sf RETAIL
- ±57,500 sf FOOD & BEVERAGE
- ±89,500 sf OFFICE SPACE
- ±37,000 sf GROCERY

RESIDENTIAL

450 Units Total

- 390 RESIDENCES
- 60 TOWN HOMES

» PHASE 2

COMMERCIAL

±100,000 sf Total

- ±100,000 sf OFFICE

RESIDENTIAL

662 Units Total

- 522 RESIDENCES | BLOCK NO.5
- 100 RESIDENCES | BLOCK NO. 4B

» TOTAL BUILD OUT

±417,000 sf COMMERCIAL

1,112 Units RESIDENTIAL



*Assumes BOMA retail standards for usable area. Storefront design, including door locations, is shown for general intent and is subject to change.

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CENTER ST

Retail Plan

TOTAL BUILD OUT

Up to 44 Storefronts RETAIL

Up to 15 Concepts FOOD & BEVERAGE

SF BREAKDOWN

±317,000 sf Total

±133,000 sf RETAIL

±57,500 sf FOOD & BEVERAGE

±89,500 sf OFFICE SPACE

±37,000 sf GROCERY

KEY

- Retail
- Food & Beverage
- Office
- Grocery

*Assumes BOMA retail standards for usable area. Storefront design, including door locations, is shown for general intent and is subject to change.

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GET IN TOUCH

centerstreet@baselinecolorado.com

2025

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McWHINNEY | PRISM

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDT20-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

Baseline at Center Street

or real estate which substantially meets the following requirements:

.

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☑ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☑ **Customer.** Broker is the ☑ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☐ Show the premises ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

_____ _____

Tenant Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____Prospective Tenant and/or Tenants Broker__(Tenant) with this document via Email or Link and retained a copy for Broker's records.

Brokerage Firm's Name: _____Jones Lang LaSalle Brokerage, Inc. _____

_____

Broker