

NORTHGATE



Broomfield, the Future Tech Center of North Metro Denver

NORTH OF THE INTERSECTION OF I-25 and Colorado Highway 7 lies Northgate—a big land of opportunity. This area is prime for development of a premier gateway business and technology center along I-25 to showcase employment, retail and residential development. Approximately 3.7 square miles of undeveloped land, primarily in large lots, provide the opportunity for a large coordinated development pattern.

Broomfield has been the hub of high tech employment in the northwest quadrant of the Denver metropolitan area for a number of years. New development in this district will be able to draw from a readily available, skilled workforce. The Denver Metro area as a whole ranks in the top five metropolitan areas for educational attainment in the country, and more than 45 percent of the population in a five-mile radius has a higher education degree beyond high school. The employers in Broomfield have access to opportunities for education and research from a mix of top-ranked universities.

Over three miles of I-25 frontage to showcase business

Residents in the City and County of Broomfield enjoy a lifestyle that feels like a small town—but with big city amenities. Broomfield's expansive parks and trails, four golf courses, shopping, and entertainment venues are a real plus. There's easy access to Rocky Mountain National Park and other recreational amenities in the foothills, and a variety of theatres, museums, plus sporting events offered by any of the five major sports teams in Denver.

BIG BUSINESS





Northgate



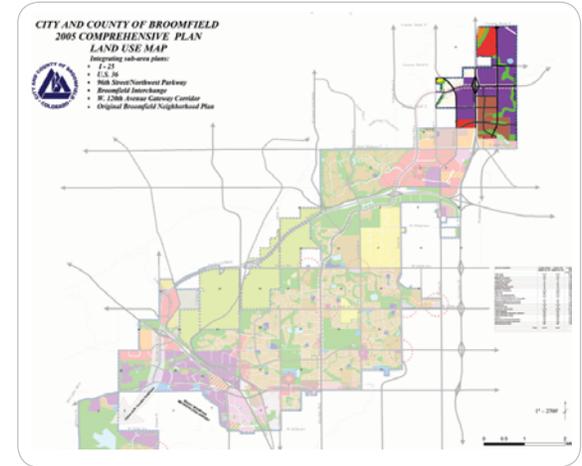
Quick Stats:

- Population of 89,500 within a five-mile radius
- 82,900 vehicle trips on I-25 which bisects the district
- Direct access to the I-25, Colo. 7 highway interchange
- Over three square miles of new development opportunity
- Broomfield labor force is 30,819, offering companies access to a growing talent pool
- Broomfield was ranked as one of the top five counties in the U. S. with the highest number of companies per capita by Inc. 500.



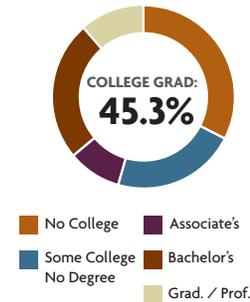
Why Northgate?

- Highly visible area with great I-25 access and frontage.
- Office, flex space, research and development, light industrial, and residential are already in the area plan, with space for a major transit-oriented zone.
- Easy high speed access to Denver International Airport and Rocky Mountain Metropolitan Airport.
- A significant number of recreational, cultural and sporting attractions within a one-hour drive.
- Convenient access to University of Colorado-Boulder, Colorado State University, University of Northern Colorado, and the Colorado School of Mines—along with community colleges and high performing public schools.



Profile Data*

EDUCATION:



NUMBER OF BUSINESSES:

Retail Trade	9,162
Prof., Scientific & Tech Services	7,782
Other Services (except Pub. Admin.)	7,540
Construction	5,258
Health Care & Social Assistance	4,466
Finance & Insurance	4,033
Wholesale Trade	3,473
Manufacturing	2,720
Educational Services	1,642
Public Administration	1,642
Information	1,552
Transportation & Warehousing	1,175

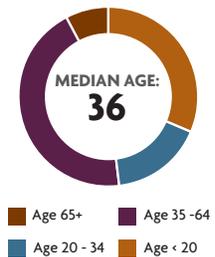
TOTAL EMPLOYEES: 675K

Source: Business data provided by Infogroup, Omaha NE

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Esri forecasts for 2011. Data is within a 15 mile radius

AGE:



* Source: Esri forecasts for 2011 and 2016; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics. All data is within a 5-mile radius.



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