



## EXECUTIVE SUMMARY

University Village Colorado's first phase is complete with Costco, Kohl's and Lowes open for business and all experiencing a tremendous response from the market. Other tenants such as Chipotle, Famous Footwear, Panera Bread, BJ'S Restaurant and Brewhouse, Veda Salon and Spa, Smashburger, Verizon, Tan Your Hide, Noodles, Pacific Dental, Keva Juice, Glacier Ice Cream and Gelato, Aspen Kitchen and Bath, The Mutual Fund Store and T-mobile have opened with great success.

The success of the University Village Colorado is due to four main factors: i) its central interstate location, makes it accessible within a 20 minute drive, for all the middle and upper income levels in the market; ii) all three major employment areas in El Paso County are on this west side of town; one of them, Garden of the Gods and Rockrimmon office park, is just across the interstate and adds over 30,000 in daytime population. Additionally, the County Offices, Everest University, Premier Global, Affiliated Computer Resources, the Space Foundation and Goodwill have either relocated or are in the process of opening offices which will add 2500 to 3,000 new jobs in this area by 2012; iii) three regional anchors in the shopping center expected to bring approximately \$225 to \$250 million in annual sales to the center; and iv) the University of Colorado, Colorado Springs, across Nevada Avenue, has approximately 9,300 students and is expected to double and triple in size in the near future.

The shopping center is highly visible to Interstate 25's daily traffic of well over 100,000 cars per day, with the interstate's recent expansion that number can grow to 170,000 cars per day. Patrons have an easy interstate drive and then easily access the center from the north or south interchanges.

North Nevada Avenue's complete re-design, includes three lanes in each direction, raised medians, new street lighting and landscaping, three signalized entrances, a right in/right out into the shopping center and a pedestrian underpass for UCCS students and other event patrons.

The high end design of the center, combining a village aspect with the anchor draws, makes it more of an event than just shopping. Common court yards, picnic areas, concert stage, picnic tables, outdoor music, a newly designated trail head for the Monument Creek and Pulpit Rock trail systems, plentiful landscaping and the spectacular panoramic views of Pikes Peak and Front-Range, create a truly unique experience for southern Colorado.

Spring 2011 will mark the start of the University Village Colorado running club complete with logo T-shirts and the continuation of regularly scheduled mini-concerts and community events utilizing the common court yards and stage area. These events will be planned by the UVC events coordinators to ensure proper planning and promotion for the tenants and the center.

