



Rooted in History, Ready for Retailers

SMALL TOWN SENSIBILITIES and a distinct identity are 287 Hilltop's characteristics. This "last outpost" for motorists heading north from Broomfield on U.S. 287 is anchored by the King Soopers grocery store in the Broomfield Marketplace Shopping Center on the east side of the highway. But the entire area – both east and west of

Average HHI \$95K within 3 miles

U.S. 287 – is a creative mix of national and independent restaurants, retail, services, and professional opportunities. Sweeping views of nearby open space, Long's Peak and the neighboring Indian Peaks are outstanding from this high ground. The established neighborhoods of Lac Amora, Miramonte Farms and Broomfield Heights supply plenty of rooftops around 287 Hilltop. Some new development sites are available and highly suited to small office and retail development.

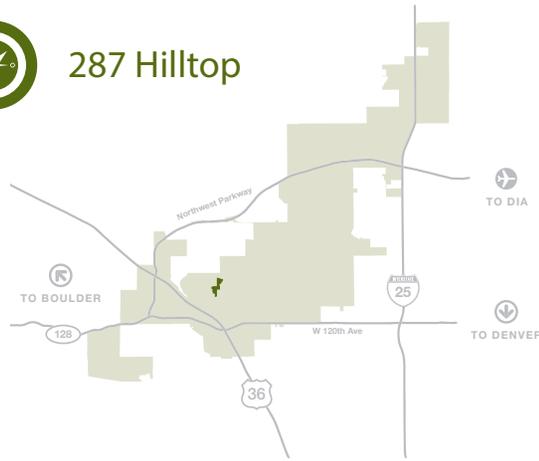
The 287 Hilltop district is near the Broomfield Depot Museum's special collections that preserve Broomfield's history. There are photos, railroad books, vintage clothing and a recreated train agent's office with the original potbelly stove and safe. The museum is in the original railroad depot building, built in 1909 and moved to its current location in 1976. Patrons come to experience Broomfield history in the museum's pictures of the city's namesake broomcorn, historically grown in the area, and "Shep" memorabilia to commemorate the beloved dog that served as the mascot for the original toll booth on U.S. 36 (then the Boulder Turnpike) at U.S. 287. And it's a sure thing those patrons won't pass 287 Hilltop without stopping for a quick shopping stop or bite to eat.

BUSINESS IS BOOMING





287 Hilltop



Why 287 Hilltop?

- Great location with convenient regional highway access, ideal for infill and small businesses on both sides of a heavily travelled commuter corridor
- Established neighborhoods around 287 Hilltop include single-family and multi-family homes surrounding the business area
- Includes Broomfield Marketplace (anchored by a grocery), Depot Hill (retail, restaurant and office), and a portion of the Broomfield Professional Park (service and retail)
- The original Broomfield train depot has been located to 287 Hilltop and houses the Broomfield Museum. Zang Spur Park is within the district and also reflects the city's railroad history.



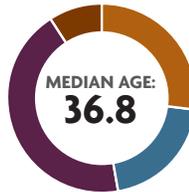
Quick Stats:

- More than 183,000 people live within five miles of the 287 Hilltop District
- On the busy U.S. 287 commuter corridor, motorists make 39,500 vehicle trips linking the communities of Westminster/Arvada/Denver to Lafayette/Longmont
- Average household incomes are \$94,600 within a three-mile radius
- 67 percent of households within three miles are owner-occupied



Profile Data*

AGE:



Age 65+ Age 35-64
Age 20-34 Age < 20

CONSUMER EXPENDITURES:

Apparel & Services	\$159,367,692
Computer & Accessories	\$21,293,842
Entertainment & Rec	\$310,428,950
Pets	\$49,026,660
TV, Radio & Sound	\$113,489,741
Food at Home	\$402,338,149
Food away from Home	\$302,060,938
Home Improvement & Services	\$235,865,224
Household Furnishings	\$121,123,867
Personal Care	\$37,318,218
Vehicle Maint. & Repair	\$87,410,497

TOTAL EXPENDITURES:
\$1.8B

HOUSEHOLD INCOME:



< \$49K \$50K - \$74,999 \$75K +

* 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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