



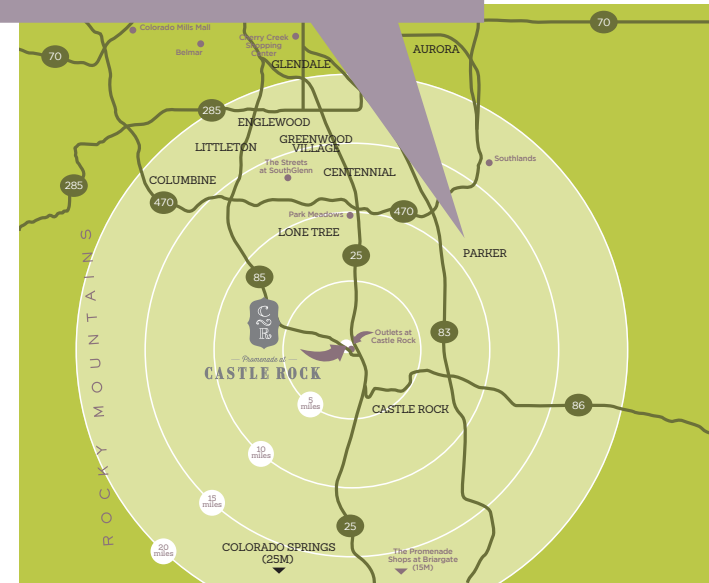
Douglas County was the **FASTEST GROWING COUNTY IN THE U.S.** between 1990 and 2000 (191% growth). It grew an additional 63% between 2000 and 2007, ranking 11th nationally.

9TH WEALTHIEST COUNTY IN THE U.S.

by median household income (\$95,324)

DOUGLAS COUNTY

2012 American Community Survey, U.S. Census Bureau



TRADE AREA POPULATION

107,505

AVERAGE HOUSEHOLD INCOME

\$131,798

(more than 50% higher than the national average)

MEDIAN DISPOSABLE INCOME

\$91,735

MEDIAN HOME PRICE

\$368,048

CARS PER DAY TRAFFIC COUNT

91,400

I-25 Freeway between E. Happy Canyon Rd. & Founders Pkwy.

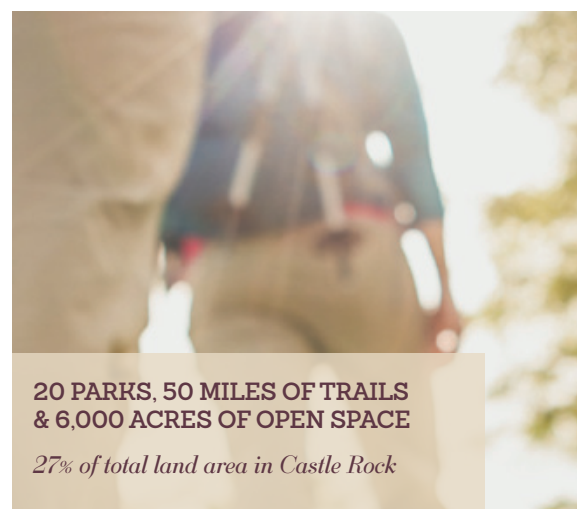
lucrative DESTINATION



Extensive residential development
HOME PRICES FROM
\$110,000 TO \$1.3 MILLION



3RD LARGEST
SCHOOL DISTRICT
IN COLORADO
& one of the top ranked
in the state.



20 PARKS, 50 MILES OF TRAILS
& 6,000 ACRES OF OPEN SPACE
27% of total land area in Castle Rock



RANKED AMONG THE
10 BEST CITIES IN THE
NATION FOR FAMILIES

Family Circle



SOUTHLANDS



THE STREETS AT SOUTHGLENN



THE PROMENADE
AT DOWNEY



FOOTHILLS

creating PERMANENCE

At Alberta Development Partners, we believe in creating environments that engage the senses, spark the IMAGINATION and bring communities together. Our COMMITMENT is to the people who will shop, live, work and thrive in the great places we create today, tomorrow and for years to come. Through extensive research, an appreciation for SUPERIOR DESIGN and a passion for the details, we build enduring communities that will stand the test of time.



WWW.ALBDEV.COM • 303.771.4004
phil@dhlb.com • 303.694.6082



CR
— Promenade at —
CASTLE ROCK



MODERN *sophistication*

rustic contemporary | refined convenience | 1M SF of retail

Promenade at Castle Rock will be a landmark destination and local gathering spot that embodies the **SPIRIT OF COLORADO**. Its distinctive modern architecture, communal amenities and fresh open spaces blooming with Colorado's **NATURAL WONDERS** will create a **TIMELESS & LASTING** backdrop for shopping, dining and celebrating.

— Promenade at —
CASTLE ROCK

PROVEN RETAIL SUCCESS
HIGHEST GROSSING CABELA'S IN THE NATION IS JUST MINUTES NORTH ON I-25

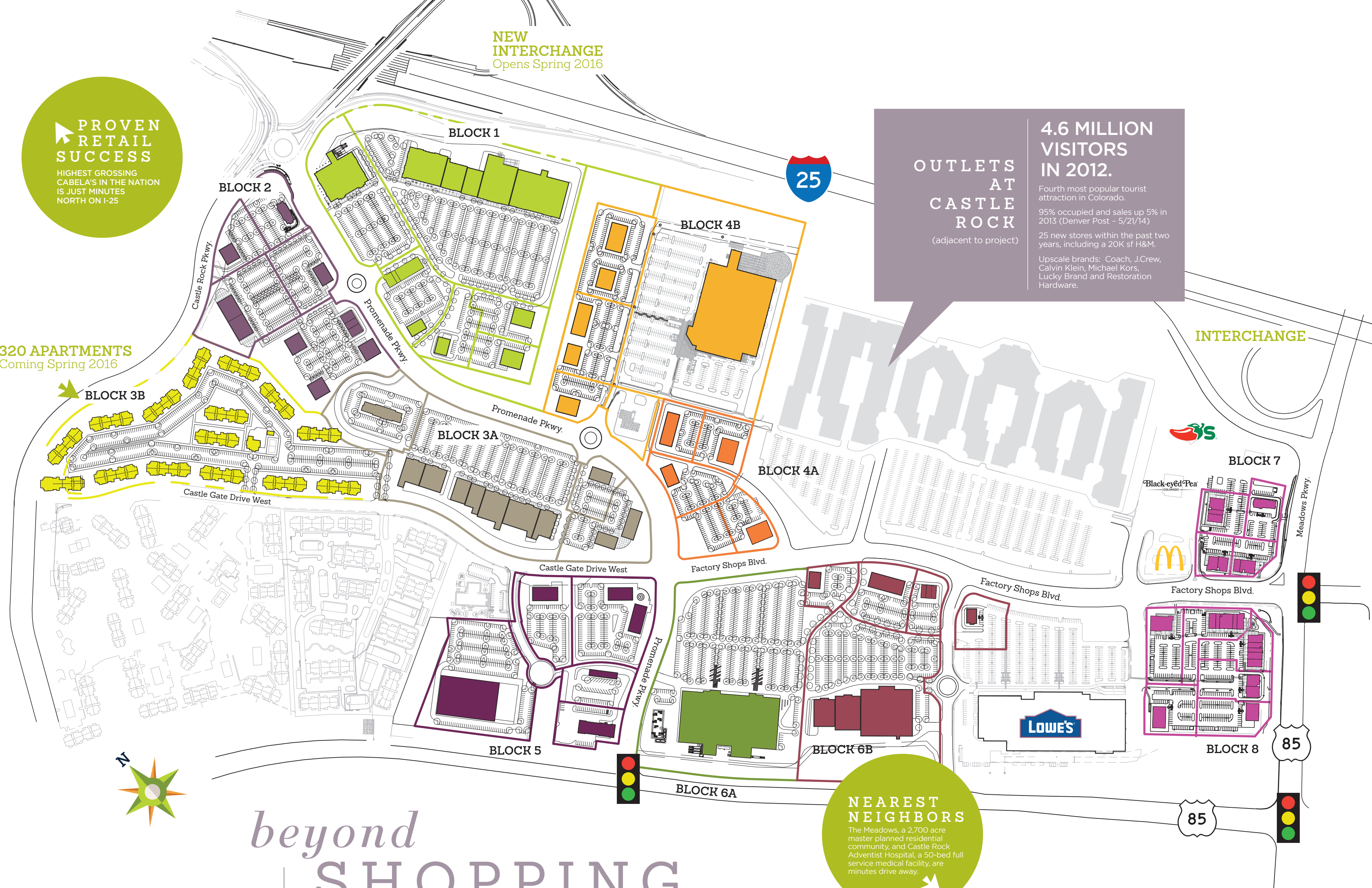
320 APARTMENTS
Coming Spring 2016

NEW INTERCHANGE
Opens Spring 2016

OUTLETS AT CASTLE ROCK
(adjacent to project)

4.6 MILLION VISITORS IN 2012.

Fourth most popular tourist attraction in Colorado.
95% occupied and sales up 5% in 2013 (Denver Post - 5/21/14)
25 new stores within the past two years, including a 20K sf H&M.
Upscale brands: Coach, J.Crew, Calvin Klein, Michael Kors, Lucky Brand and Restoration Hardware.



beyond SHOPPING

NEAREST NEIGHBORS

The Meadows, a 2,700 acre master planned residential community, and Castle Rock Adventist Hospital, a 50-bed full service medical facility, are minutes drive away.

Bounded by Interstate Hwy 25 and State Hwy 85, Promenade at Castle Rock will be a destination **NEIGHBORHOOD CENTER** showcasing the combination of **NATIONAL BRAND RETAILERS**, services and restaurants with communal outdoor spaces. The 166 acre project will feature a grand hearth and plaza, fountains, seating and play areas. It will be **CASTLE ROCK'S NEWEST PLACE TO GATHER**.

- NATURAL GROCER
- WAREHOUSE RETAILER
- MULTIPLE EATERIES/ UPSCALE DINING
- FITNESS CENTER
- SPORTING GOODS RETAILER



— Promenade at —
CASTLE ROCK