

RENAISSANCE ON THE FRONT RANGE

# FOOTHILLS





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Fort Collins has landed frequently on Money Magazine's "Best Places to Live" list for good reason. Its historical frontier spirit melds seamlessly with a progressive active lifestyle on the doorstep of Colorado's Majestic Rocky Mountains.



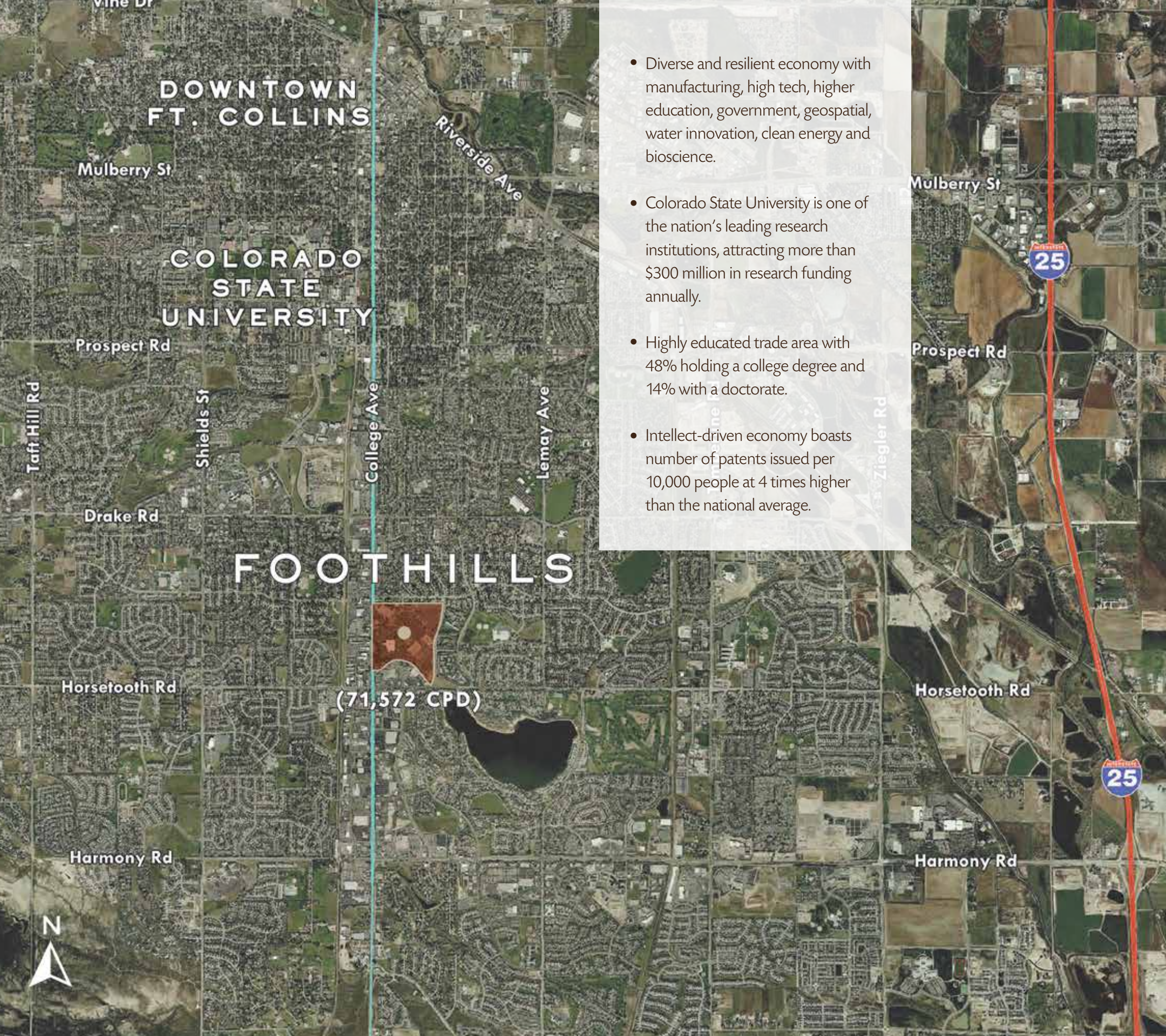
Population  
**625,309**  
(In the Trade Area)

Average Family Income  
**\$87,082**  
(10 mile radius around center)

Cars per day traffic count  
**71,572**  
(at center's main intersection)

Enrollment at CSU, UNC and UW  
**55,000**

THE MARKET



- Diverse and resilient economy with manufacturing, high tech, higher education, government, geospatial, water innovation, clean energy and bioscience.

- Colorado State University is one of the nation's leading research institutions, attracting more than \$300 million in research funding annually.

- Highly educated trade area with 48% holding a college degree and 14% with a doctorate.

- Intellect-driven economy boasts number of patents issued per 10,000 people at 4 times higher than the national average.

*Third best place in America to do business.*

Forbes' 2012 list of America's "best places to do business."



Foothills will be a **vibrant, engaging destination** for residents of one of the most forward-looking and entrepreneurial communities in the country, drawing families with an average **family income of \$87,082**, who are seeking a modern shopping, dining and gathering experience.

**TRADE AREA POPULATION/INCOME**

Population 2011 (EST)	625,309
Population 2016 (PROJ)	676,550
Households 2011 (EST)	244,684
Households 2016 (PROJ)	264,664
Family Income (Ave)	\$87,082
Households Above \$100K (Ave)	53,401

**PROGRESSIVE**  
AND INNOVATIVE

THE MARKET



# CONTEMPORARY COLORADO STYLE



*P*

icture Colorado's rich architectural history modernized and reimagined on pedestrian and car-friendly streets flanked by shops, restaurants and community spaces. Foothills will merge a revitalized indoor expanse with new outdoor lifestyle amenities to create an unparalleled destination in Ft. Collins.

THE EXPERIENCE

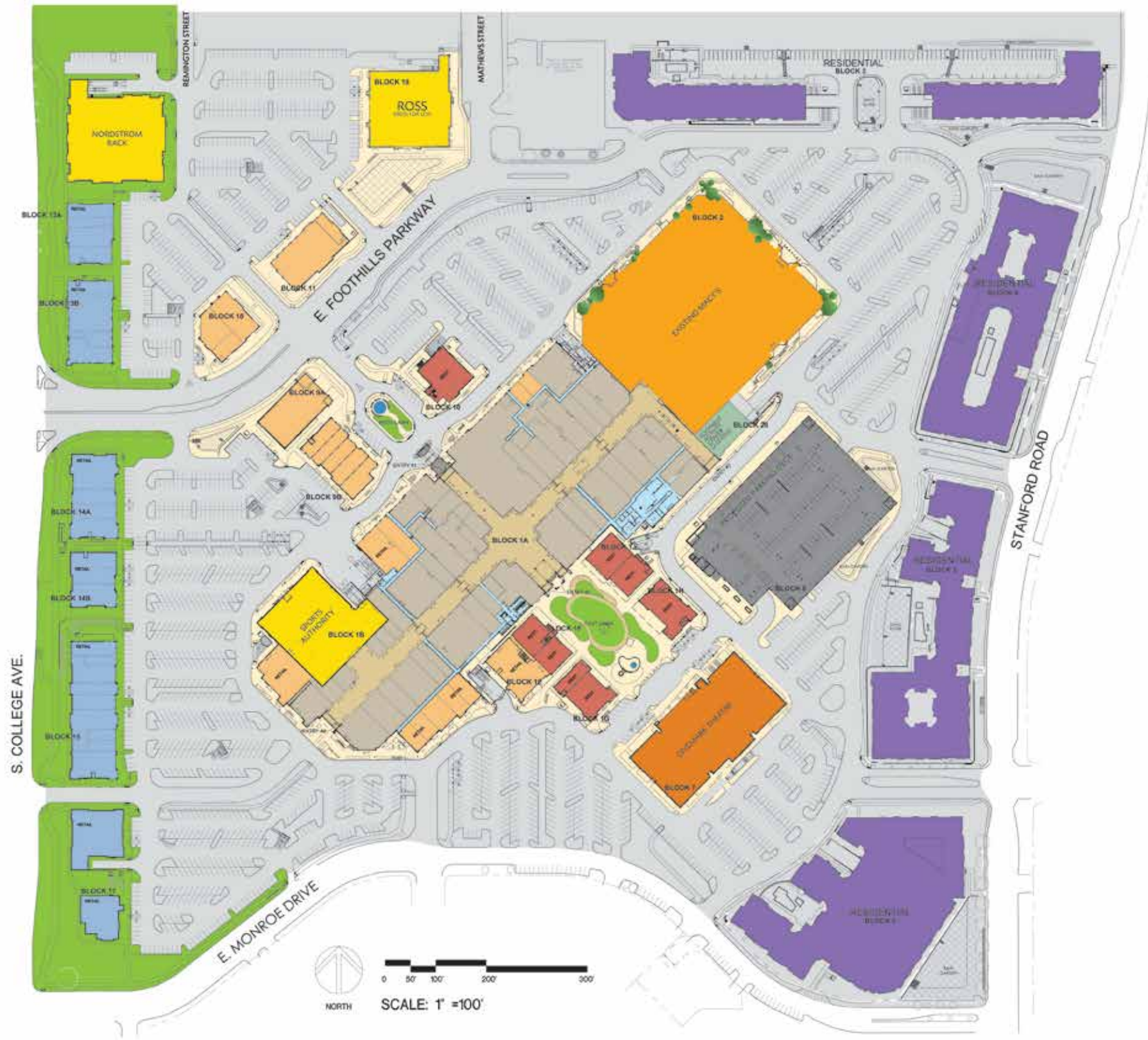


Inspired by the rugged beauty of the Northern Colorado landscape and the progressive trajectory of Fort Collins, Foothills will integrate native materials like blocked buff sandstone and rich wood into minimalist modern architecture in both sheltered and open-air spaces. The result will be a one-of-a-kind experiential environment that honors the unique spirit of this vibrant and outdoor-centric community.



THE SITE

A unique combination of traditional indoor mall, street-front shops, open-air eateries and community gathering spaces, Foothills will be THE PLACE to shop, dine, meet and play. Modern parks & sculptures, grand & dancing fountains and a pond-shaped skating rink will celebrate the year-round outdoor lifestyle, creating new unforgettable moments with every visit. Shoppers will linger at the peer-through fireplace and on the Great Lawn, relaxing or catching an outdoor summer-night movie. Foothills will reimagine the Northern Colorado experience.

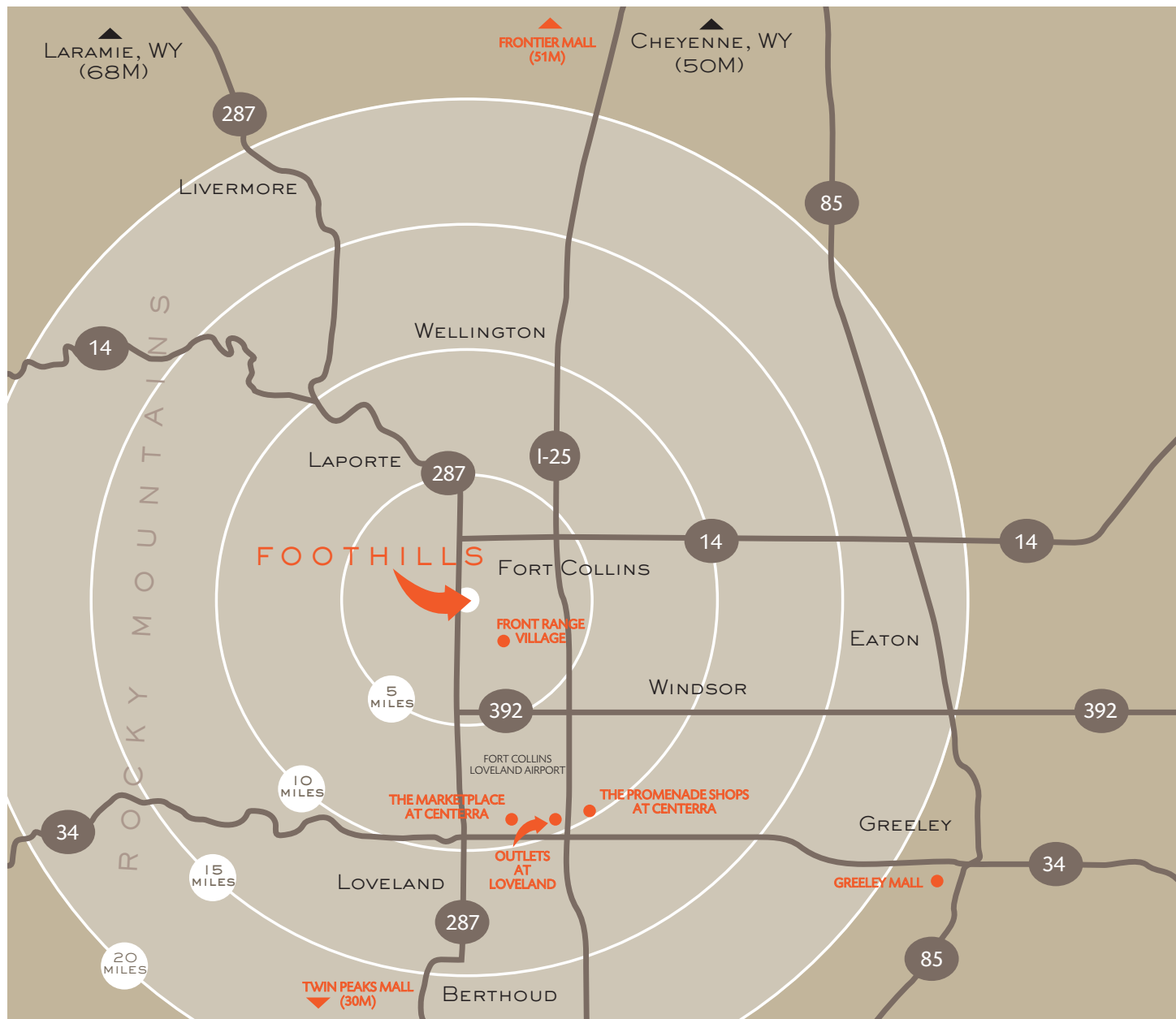


## TENANT LEASE LOCATION • SQUARE FOOTAGE

- MALL INTERIOR RETAIL • 158,902 sf
- EXISTING MACY'S
- CINEMA
- JUNIOR ANCHOR SPACE
- RESTAURANT SPACE
- MALL EXTERIOR RETAIL
- COLLEGE AVE. RETAIL
- MULTI FAMILY



**GREAT OPEN SPACES**  
WITH A THOROUGHLY MODERN MIX



# A NEW DESTINATION FOR NORTHERN COLORADO



The **rebirth of Foothills** will fulfill a long-awaited desire in Fort Collins for a new inspiring place to come together and enjoy today's Colorado. It's sophisticated **Colorado contemporary** architecture and unequalled mix of retail, restaurants and services will draw patrons from across the Northern Colorado and Southern Wyoming corridor.

## PROJECT SUMMARY

- LOCATION** Easy access from I-25 and centrally located on College Avenue (Highway 287), south of the CSU campus
- ZONING** City of Fort Collins - Northern Colorado Economic Development Corporation
- RETAIL** 620,000 square feet of enclosed and lifestyle retail
- SIZE** 74 acres

FOOTHILLS TO	MILES	MINUTES
The Promenade Shops at Centerra	15	27
Outlets at Loveland	14	23
Twin Peaks Mall	30	46
Greeley Mall	30	41
Frontier Mall	52	59

THE PLACE

- GRAND FOUNTAIN
- DANCING FOUNTAINS
- GREAT LAWN
- SKATING POND
- PEER-THRU FIREPLACE
- PAVILION
- PARKS
- CONCIERGE SERVICES

THE AMENITIES



REVITALIZE & RENEW



FOOTHILLS



**505 DESIGN**

**JPRA ARCHITECTS**

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