

Grow Your Life.

CONNECTED. CONVENIENT. SUSTAINABLE.

 WINDLER



Welcome to Windler

Aurora's newest community is designed for the **balanced life**, with **unparalleled access** to everything you live for—work, school, convenient shopping & dining. With a commitment to **innovative community-building**, and leading edge, sustainable living, Windler is your life connected.

- 847 acres
- 5,000+ residences
- Urban block marketplace
- Office space
- 150+ acres of parks and open space
- 60,000 SF community center



Sustainability

Developed in collaboration with the City of Aurora, WINDLER will set the standard for sustainable modern living incorporating economic vitality, smart growth policies and architectural integrity. Sustainability will be at the forefront of every aspect of the community from integrated eco-friendly systems in homes and commercial structures to landscaping and infrastructure.



1881 Park

On the site of the original Windler Homestead, 1881 Park will pay homage to this historic spot by reimagining it as a modern farm to table cultural experience, where you'll find an event center, market, greenhouse and restaurant surrounded by community gathering spaces. A repurposed barn and silo structure will honor Windler's beginnings.



Space to Innovate

WINDLER will feature high visibility logistics/office districts with market-leading architectural flair, including an innovation campus: a think tank zone that will advance engineering, manufacturing, and logistics technology with clean, creative ideas through faster and more efficient production drawing future-focused businesses and innovators.



Home Life

The heart and soul of WINDLER will be its open and connected neighborhoods of unique and progressive homes. Expansive parks & trails will weave together this residential fabric of diverse living environments, fostering a deepened sense of community informed by proven urban planning principles. WINDLER will also feature urban living options focused around the marketplace district.



Urban Block Marketplace

Picture open air courtyards, rooftop decks and roll-up garage doors in a casual and unassuming environment that plays to Colorado's outdoor aesthetic. **BLK48** will be a vibrant mix of dining, grocery, convenience and daily needs, serving WINDLER and the greater corridor. Neighborhood services and needs-based retail will be accented by distinct urban living choices.





Denver heads east.

Taking advantage of wide open natural spaces and stunning Rockies views, Denver's latest **migration is eastward** to the high prairies where Denver International Airport has become the catalyst for a **residential & commercial boom**. Already businesses have brought **67,900+ employees & growing**, who will spend their days just minutes from Windler's business and retail destinations.



Sustainable growth



35K people work daily at DIA

Big Business

- Denver Int'l Airport
- Panasonic HQ North America
- Gaylord of the Rockies
- Amazon Dist. Center
- Anschutz Medical Campus
- Kärcher North America

Master-planned Communities

- Painted Prairie
- Green Valley Ranch
- Aurora Highlands
- High Point Colorado
- Windler

TRADE AREA POPULATION

149,011

DAYTIME EMPLOYEE POPULATION

52,143

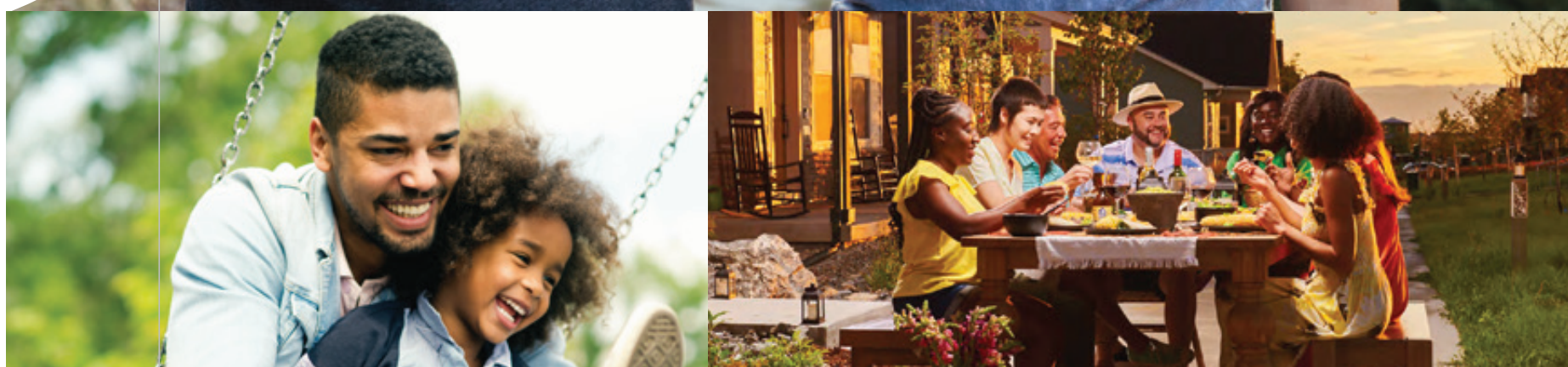
AVG. HH INCOME

\$93,535

EDUCATION
some college & more

52.5%

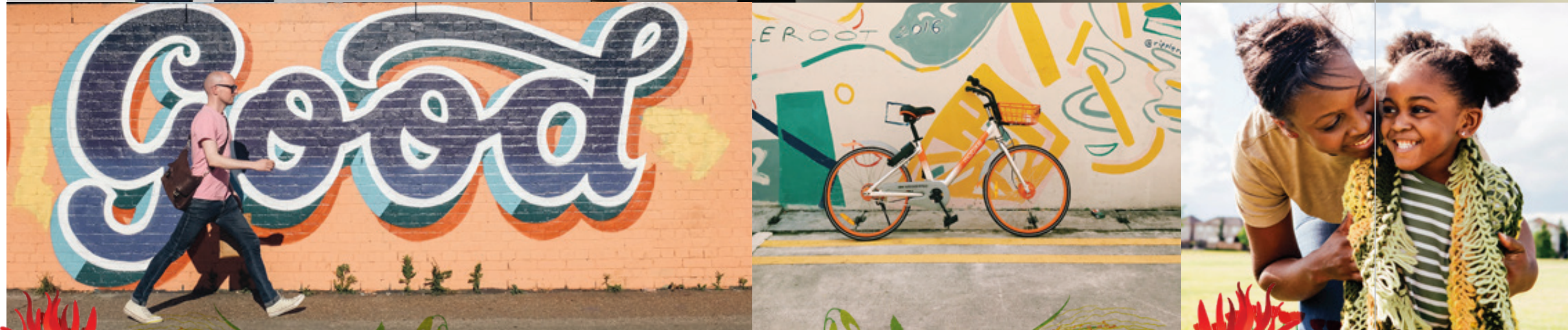
within 7-mile radius





Town Center. Urban Feel.

Contemporary merges with main street at Windler's own city center. Nestled into the Windler community, but easily accessible from I-470, its walkable streets and distinctive minimal modern architecture create a thoughtfully connected open-air gathering place, where residents and visitors will find a curated collection of grocery, eateries, shops, services and urban living options.



GROCERY

AL FRESCO DINING

LIFESTYLE RETAIL

URBAN LIVING



Crafted and Connected

Immediately surrounded by a collection of urban living options and walkable from the broader Windler community, the center is ideally located to become the favored spot for gathering and embracing life's best moments. With a focus on elevated convenience, chef-driven dining and handpicked retail/services, it will embody key principles behind the Windler mission: sustainability, diversity, connectivity and vibrancy.

TOTAL GLA

80,000 SF

TRAFFIC COUNT - CPD AT BUILD OUT

62,200 | 48,600
E470 | 48TH Ave.



Urban Living



Grocery



Coffee



Lifestyle Retail



Food & Beverage





Leasing information:

Robin Nicholson
P: 303-577-9971
M: 303-880-8400
robin.nicholson@dhlb.com

Philip Hicks
P: 303-694-6082
rphil@dhlb.com





WINDLER

CONNECTED. CONVENIENT. SUSTAINABLE.



ALBERTA
DEVELOPMENT PARTNERS, LLC

5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111
303.771.4004 • albdev.com

