

FlatIron Marketplace

Broomfield, Colorado



Location



Latitude: 39.9309 **Longitude:** -105.1236 **Zip:** 80021
Address: 245 E Flatiron Crossing

Summary

Project Size: 422,183 sq. ft.
Acres: 36
Opened: 2001
Acquired: 2004

Demographics

	Population	Households	Avg. HH. Income
3 Miles	39,200	15,043	\$104,835
5 Miles	132,426	48,443	\$98,657
10 Miles	603,092	224,174	\$89,019

Major Tenants

The Great Indoors	154,912 sq. ft.
Best Buy	45,093 sq. ft.
Stickley Furniture	13,000 sq. ft.
Tuesday Morning	10,500 sq. ft.
Pier 1 Imports	9,641 sq. ft.

FlatIron Marketplace is a 422,183 square foot regional open-air shopping center located at the Southwest quadrant of the US 36 / E. Flatiron Crossing Drive interchange between Denver and Boulder within the community of Broomfield, Colorado. Completion of the Highway 470 extension, known as the Northwest Parkway, has further solidified this interchange as a super-regional shopping destination, with traffic counts on US 36 exceeding 77,000 cars per day.

The property is located adjacent to the 1.5 million square foot FlatIron Crossing Mall, which is anchored by Nordstrom, Dillard's, Macy's, Dick's Sporting Goods and Interlocken, a 963-acre mixed-use development which features a 390-room Omni Interlocken Resort, 27-holes of championship golf, extensive landscaped parks, a satellite facility for the University of Colorado and 4.3 million square feet of premier office space. A new 6,000 seat arena, home to a minor league hockey and basketball team opened in November 2006, one mile to the southeast at US 36 and Colorado Highway 121.

This submarket of Denver has seen phenomenal growth. Within five miles of the site the average household income exceeds \$98,600 and more than 603,000 people reside within 10 miles of the site. Median home values within five miles of the shopping center exceed \$244,800.

FlatIron Marketplace is anchored by market-leading retailers, premier specialty stores and restaurants including The Great Indoors, Best Buy, Men's Wearhouse, Buca Di Beppo, Noodles & Company and many others.

FlatIron Marketplace is owned and managed by Developers Diversified Realty, a fully integrated real estate investment trust (REIT) engaged in the business of developing, leasing and managing shopping centers. You can learn more about Developers Diversified at the Company's website, www.ddr.com.

Together, we break new ground every day.



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