

PLUM CREEK CENTRE

PLUM CREEK PARKWAY & S. PERRY STREET | CASTLE ROCK, CO

COLORADO PORTFOLIO OF
ROTHENBERG - ROSENFELD, INC.

RETAIL SPACE FOR LEASE

Join these tenants:

Safeway

Hallmark

Tuesday Morning

Anytime Fitness



For information, contact:

Jon Weisiger

T 720.528.6375

jon.weisiger@cbre.com

www.cbre.com/jon.weisiger

Jim Lee

T 720.528.6321

C 303.246.0510

jim.lee@cbre.com

www.cbre.com/jim.lee

CBRE

8390 E. Crescent Parkway

Suite 300

Greenwood Village, CO 80111

T 720.528.6300

F 720.528.6333

www.cbre.com/DenverRetail

Retail 24/7.

Safeway spent over \$2 million to convert to the new prototype, boosting sales by over 20% - exceeding all expectations. Owner is aggressively seizing this opportunity to lease space. Plum Creek Centre consists of 120,333 square feet and is one of the only community centers with national and regional tenants serving this large trade area and offers diverse goods in home improvement, food and service categories. Customers are drawn to Douglas County, one of the top growing counties in the U.S. With the Safeway presence, new and existing tenants will benefit from this prime location. The new interchange at I-25 dramatically increased the traffic on Plum Creek Parkway.

- ▶ \$20.00/SF rental rate
- ▶ 2013 estimated NNN's at \$5.13/SF
- ▶ Potential new users: chiropractor, insurance, ice cream/yogurt, service/office

2013 DEMOGRAPHICS

	3 Mile	5 Mile
Total Population	29,468	56,628
Average HH Income	\$101,362	\$110,048

TRAFFIC COUNTS

Plum Creek Parkway:	14,129 VPD
Perry Street:	11,120 VPD

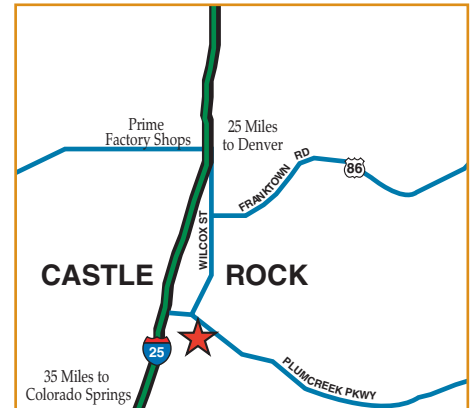
© 2013 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All marks displayed on this document are the property of their respective owners. REVISED: 04/18/13

CBRE

PLUM CREEK CENTRE

PLUM CREEK PARKWAY & S. PERRY STREET | CASTLE ROCK, CO

#	Tenant	SF
714 SOUTH PERRY		
1	Liberty Tax	800
2	Master Jewelers	816
3	Air Academy Fed. Credit Union	1,905
734 SOUTH PERRY		
4	China Cafe	2,400
5	Hair Salon	1,200
6	AVAILABLE	1,200
754 SOUTH PERRY		
7	Smoker Friendly	2,400
8	Avis	1,200
9	Awards with More	1,200
10	Merrit Lawn Sprinkler Supply	1,200
11	Papa Murphy's	1,200
774 SOUTH PERRY		
12	Rent-A-Center	4,423
13	Hallmark	4,427
14	Tuesday Morning	6,807
794 SOUTH PERRY		
15	Anytime Fitness	3,840
16	El Meson	3,360
814 SOUTH PERRY		
17	Goodwill	1,920
18	Select Physical Therapy	4,080
834 SOUTH PERRY		
19	Wine & Spirits	2,400
20	Great Clips	1,200
21	Little Village Cleaners	1,200
22	Opticians II	1,200
23	Postal Annex	1,200
24	Blimpie	1,200



CBRE
 8390 E. Crescent Parkway
 Suite 300
 Greenwood Village, CO 80111
 T 720.528.6300
 F 720.528.6333

www.cbre.com/DenverRetail

Retail 24/7.

© 2013 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All marks displayed on this document are the property of their respective owners. REVISED: 04/18/13

