

# Buffalo Run Village Center

SEC 120th Avenue & Chambers Road  
Commerce City, Colorado



**NORTH ELEVATION**

1/16" = 1'0"



**EAST ELEVATION**

1/16" = 1'0"



**SOUTH ELEVATION**

1/16" = 1'0"



**WEST ELEVATION**

1/16" = 1'0"

Located in the northeast quadrant of the Denver metro area, Buffalo Run Village Center is a neighborhood retail center surrounded by rapidly growing residential subdivisions including: Buffalo Run East, Buffalo Run West, Outlook and Reunion, a large 15,000-dwelling unit, master-planned community. In addition, there are 59,328 single-family home lots fully entitled within a 5-mile radius. 120th Avenue and Chambers Road are both primary thoroughfares in northeast Denver.

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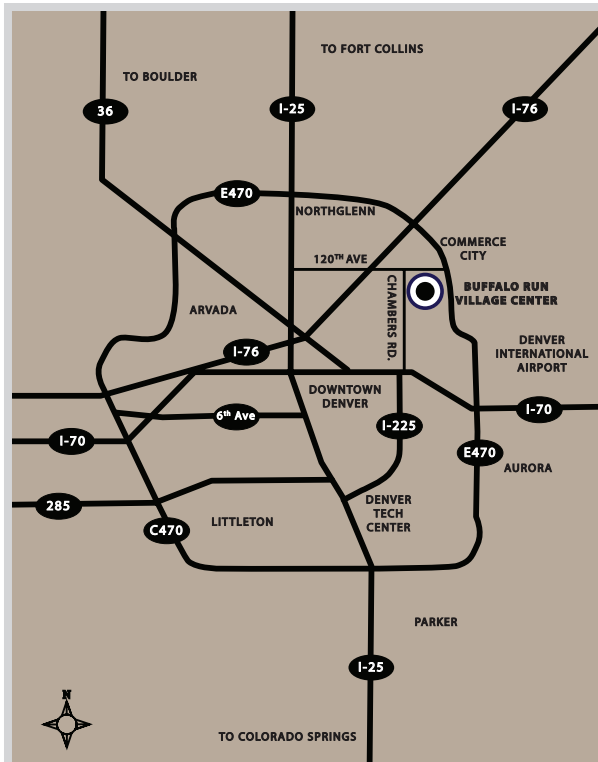
## Demographics

|                                    | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------------------------|----------|----------|----------|
| 2008 Estimate Population           | 1,120    | 15,994   | 42,040   |
| 2013 Projected Population          | 1,633    | 23,327   | 55,870   |
| Population Growth 2008-2013        | 45.80%   | 45.85%   | 32.90%   |
| 2008 Est. Average Household Income | \$84,312 | \$83,648 | \$75,242 |

\* Source Claritas Site Reports

## Traffic Counts

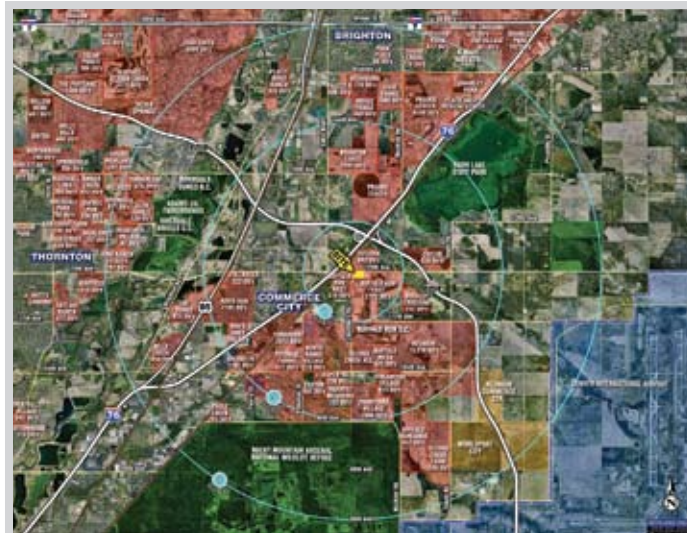
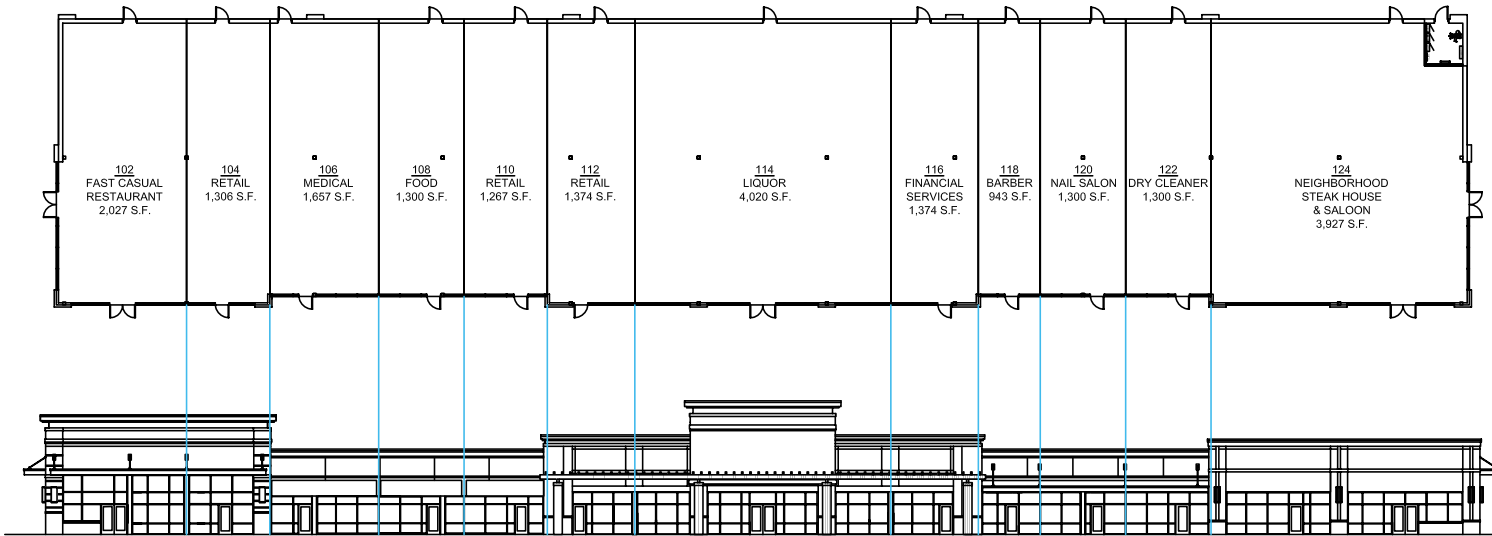
|                               |                 |            |
|-------------------------------|-----------------|------------|
| 120th Avenue & Chambers Road  | 2009 Projection | 13,000 VPD |
| Chambers Road at 120th Avenue | 2009 Projection | 8,400 VPD  |



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Projected Occupancy Plan  
21,795 Sq. Ft. Gross Leasable Area



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