

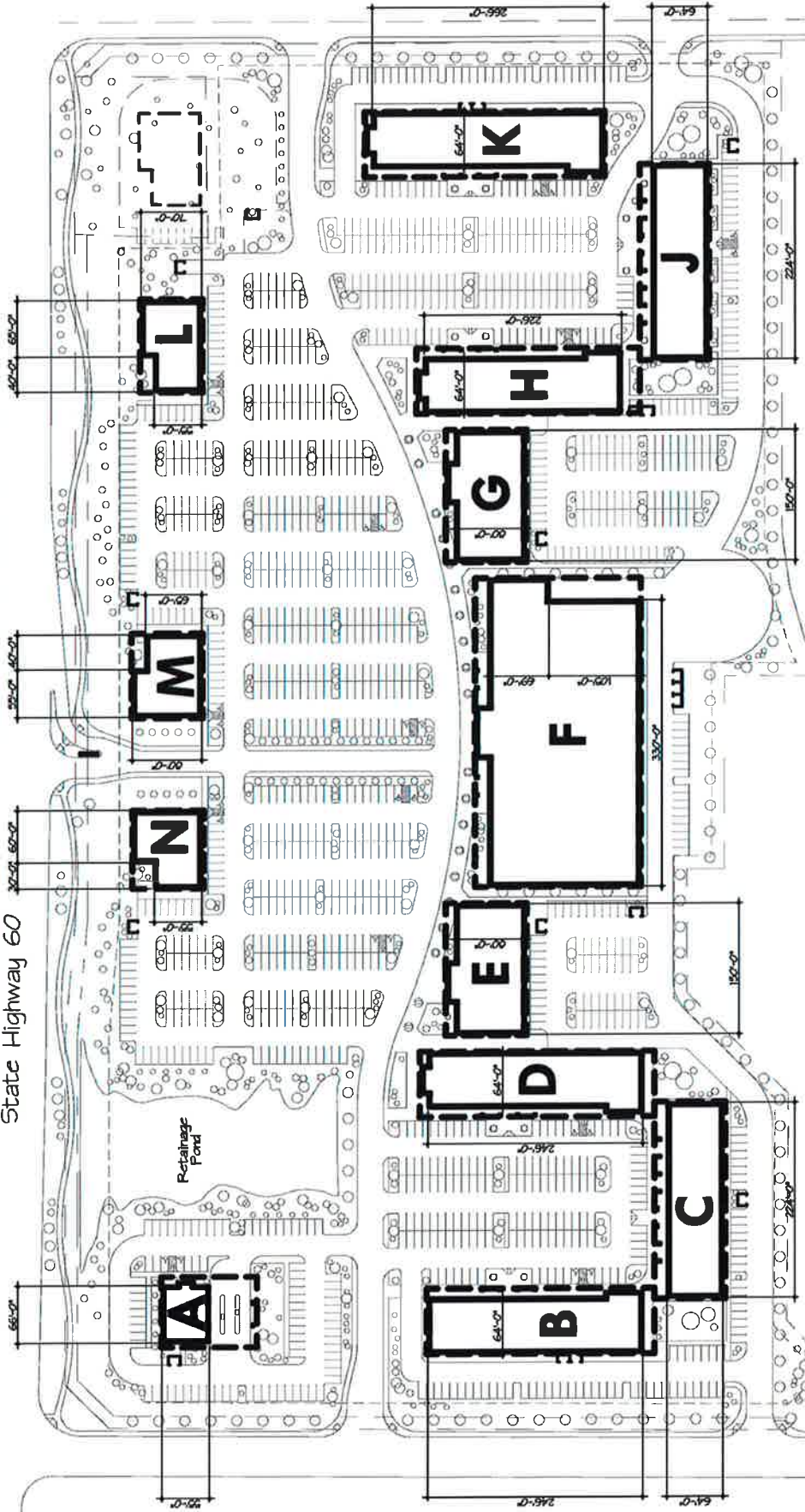
TRADERS JUNCTION

HALL~IRWIN CORPORATION

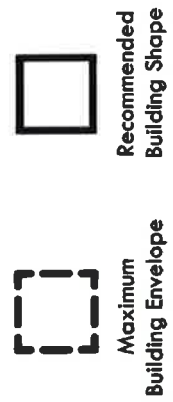


State Highway 60

Retention Pond



TRADERS JUNCTION



HALL~IRWIN CORPORATION

1760 Broad Street • Unit E | Milliken | Colorado | 80543 • 970|587-7200

BUILDING LIMITS

ID	Description	Envelope Size	Floor Area		Max. Num. Stories	Parking Ratio	Allocated Parking
			Designed	Max Allowed			
A	Bank	81' x 110'	8,600 sf	10,666 sf	2	3:1000	32
B	Retail	75' x 261'	16,050 sf	16,250 sf	1	4:1000	65
C	Retail / Office	226' x 81'	29,630 sf	29,833 sf	2	4:1000/3:1000	104
D	Retail	75' x 269'	16,320 sf	16,500 sf	1	4:1000	66
E	Anchor Retail	152' x 92'	24,960 sf	25,000 sf	2	4:1000	100
F	Grocery	355' x 190'	59,830 sf	59,833 sf	1	6:1000	359
G	Anchor Retail	152' x 92'	24,960 sf	25,000 sf	2	4:1000	100
H	Retail	75' x 256'	15,040 sf	15,250 sf	1	4:1000	61
J	Retail / Office	225' x 80'	29,630 sf	29,833 sf	2	4:1000/3:1000	104
K	Retail	72' x 275'	17,600 sf	17,750 sf	1	4:1000	71
L	Restaurant	107' x 72'	6,750 sf	6,800 sf	1	10:1000	68
M	Restaurant	97' x 82'	7,000 sf	7,000 sf	1	10:1000	70
N	Restaurant	92' x 82'	6,450 sf	6,500 sf	1	10:1000	65
Total Provided Parking			262,820 sf	266,215 sf			1,265

TRADERS JUNCTION LAND USE

Total Property Area	1,241,396 sf	28.25 Acres
Building Footprints (incl. Trash)	204,977 sf	4.71 Acres
Paved Area - Parking and Drives	577,914 sf	13.27 Acres
Street/Drive Area	125,220 sf	2.88 Acres
Parking Area	452,594 sf	10.39 Acres
Side Walks	102,757 sf	2.36 Acres
Total Impervious Area	885,648 sf	20.33 Acres
Lot Landscaping	279,692 sf	6.42 Acres
Internal Landscaping	40,052 sf	0.92 Acres
Retention Pond	36,004 sf	0.83 Acres

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CONTACTOR OFFICE



CLINIC

MEDICAL OFFICES



OFFICES



CLINIC

MEDICAL OFFICES