



WESTFIELD-4120, LLLP

Industrial Warehouse in Denver, Colorado

Partnership originated in June 2014

368,833 SF of vintage warehouses

Future Mixed-Use Redevelopment Opportunity

\$23,000,000 total capitalization

4120 Brighton Boulevard

4120 Brighton Boulevard (“4120”), located near the intersection of Brighton Boulevard and I-70, consists of approximately 14 acres of ground and 368,833 square feet of vintage warehouses with handsome brick façades. The site benefits from its significant size and could represent Denver’s single most promising redevelopment opportunity. Westfield believes that the property’s value will be lifted by the continued successes of Brighton Boulevard’s ongoing transformation and multiple new projects underway including two light rail stations and the upcoming modernization of the adjacent National Western Stock Show complex.

In more detail, 4120 has many compelling locational attributes including:

• **Brighton Boulevard Redevelopment:** Brighton Boulevard has become a primary corridor of connectivity between Interstate 70 (with on-off ramps located one block from the site) and Downtown Denver.

- **Immediate Proximity to the National Western Stock Show Complex:** 4120 is literally across the street from the proposed redevelopment of Denver’s iconic 100-acre National Western Center to include new buildings and activity via partnerships with CSU and the Denver Museum of Nature & Science.
- **TOD Development Site:** 4120 sits adjacent to the first rail stop out of Union Station.
- **River North District:** 4120 is located in the River North area of Denver (“RiNo”) and northwest of the Ballpark neighborhood. The River North District is seeing a significant amount of redevelopment and revitalization due to its proximity to Denver’s Central Business District.

Westfield has been closely watching the Brighton Boulevard submarket for several years and views this acquisition as a near-perfect entry point. Due to its desirable location, Westfield believes that multiple redevelopment paths will be available to maximize the value of 4120.



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