



**WESTFIELD-STANLEY, LLLP**  
*Marketplace in Aurora, Colorado*

Partnership originated in December 2015

140,000 SF urban marketplace on 21.5 acres

2.9 acre site for residential development

\$30,000,000 total capitalization

**Stanley Marketplace**

In 2014 a small group of local residents and entrepreneurs (dba Flightline Ventures) purchased the Stanley Aviation property located in NW Aurora immediately adjacent to the thriving Stapleton residential community.

The property was the former Stanley Aviation headquarters, and consists of a 140,000 square foot well-constructed building situated on 21.5 acres.

Addressing a significant need for local residents, Flightline Ventures' vision was to transform the existing building into a bustling and sustainable marketplace consisting of retail, restaurants, offices, fitness entities, daycare, event space and a multiple acre park. The Stanley Marketplace is 100% pre-leased and "About 50 independent local businesses – including six restaurants, a beer garden, deli and boutique grocery store – were selected from more than 150 that hoped for a spot in the 140,000 square-foot building at the edge of Stapleton. On its abundant acreage, the Stanley Marketplace also plans to host an inspiring line-up of festivals and productions.

On December 23, 2015, Westfield Company joined forces with Flightline Ventures to complete the marketplace and develop the remaining acreage with ancillary uses. Westfield assumed the role as managing member of the joint venture. Separately, Westfield acquired an adjacent 2.9 acre site for future the development of a 150-unit apartment project.

The city of Aurora is very anxious to see the Stanley Marketplace become a reality and has been extremely cooperative in the master-planning process --- inclusive of a \$13 million TIF (tax increment financing) package to reimburse the Venture for site improvements and building renovations. Aurora leadership knows their city is in desperate need of a high profile development that will attract a younger segment of the population seeking a cool place to live, work and recreate. The Stanley master plan represents the future of the residential and retail experience.



WESTFIELD

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