

# VICTORY | CROSSING

Where the energy of world-class sport, entertainment  
and commerce connect.

sport | retail | hotel | office

[victorycrossing.com](http://victorycrossing.com)

- Kroenke Organization Commitment
- Strengthening Area Dynamics
- Victory Crossing Overview

# Long-term Commitment of the Kroenke Organization

- International sports network showing strong interest
- Extensive history of sports-driven development expertise
- Invested over \$120 million to date
- Highly incented to execute development through 2032



*Kroenke Sports & Entertainment*

# Strengthening Area Dynamics

- Location evolving as Metro Denver destination
- Centrally located between Downtown Denver (9 miles) and DIA (10 miles)
- Tremendous growth, increasing population by 118% over 10 years

# Strengthening Area Dynamics

- New home sales in Stapleton were 10<sup>th</sup> most active US in 2012
- Stapleton's Future Neighborhood is **North** of I-70
  - An additional 3,500 homes immediately south & east of Victory Crossing
  - Units planned with 400 under construction today
  - Denver Public Schools to open Q1 / 2015 at 56th & Central Park
  - Central Park Boulevard to extend to 56th by 2015





ADAMS CITY  
HIGH SCHOOL

NATIONAL WILDLIFE REFUGE



VICTORY CROSSING

STAPLETON  
Planned Residential

E. 56th Ave.

STAPLETON  
HIGH SCHOOL

Quebec St.

Spruce Way

CONSERVATORY GREEN  
Neighborhood  
500 New Homes & 900 Apartment Units

Central Park Blvd Extension

Northfield Blvd.

Central Park Blvd.

270

NORTHFIELD  
SHOPPING CENTER

RTD LIGHT RAIL  
STATION AT  
INTERSTATE 70



# Victory Crossing Overview

# Victory Crossing Opportunities

vibrant



family



authentic colorado



the vision

a unique sports-oriented venue with international flair and colorful Colorado style.



spirited

international



# VICTORY





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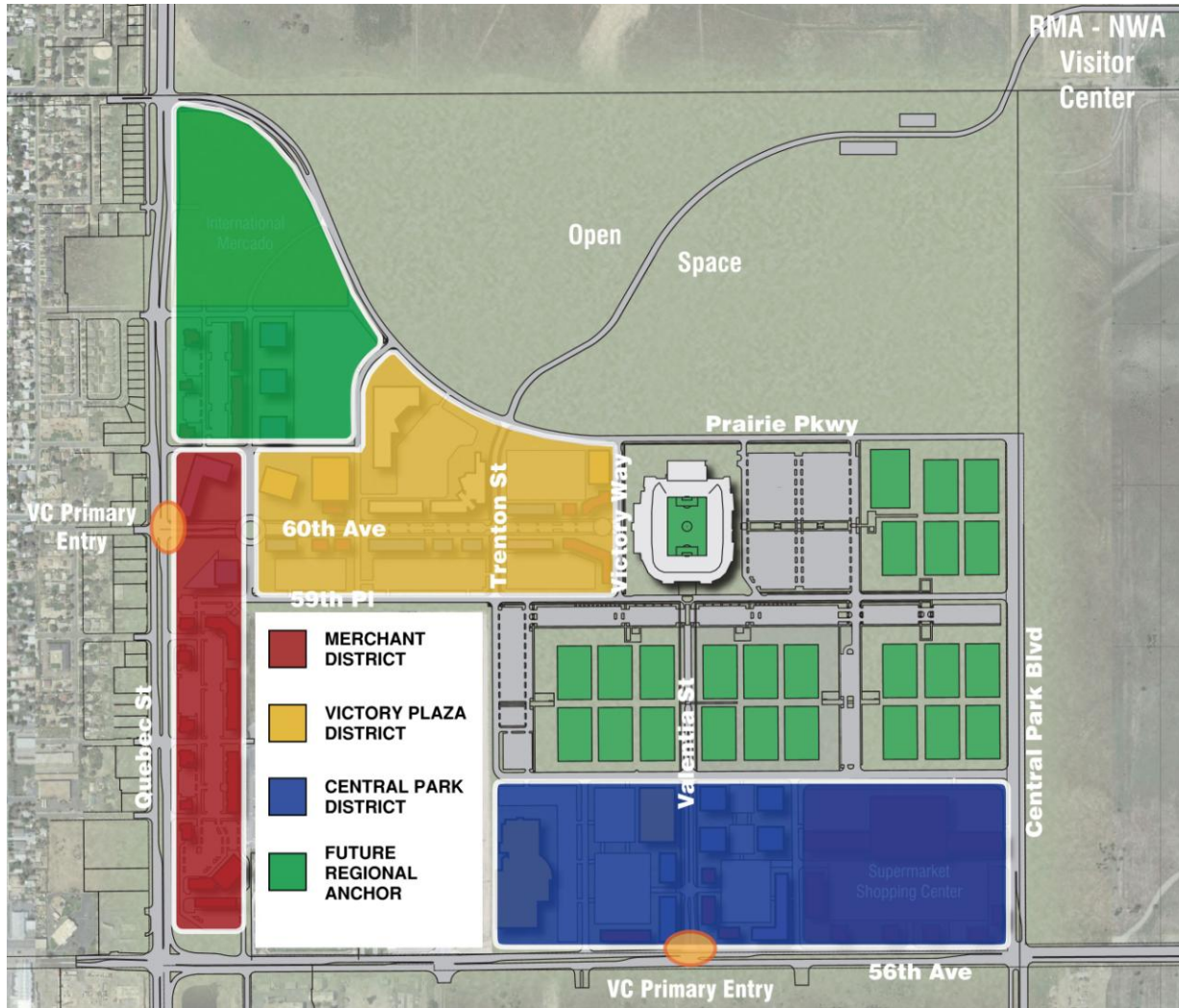


- Live, eat, play and work environment will boast 2-4 million yearly visitors
- World-class stadium, fields & indoor sports components will drive retail, hospitality and office segments

# VICTORY



- Master Plan to consist of 1.5 MSF
- Dynamic mix of segments
  - Sport: 500,000 SF
  - Retail / Service: 350,000 SF
  - Office: 400,000 SF
  - Hotel: 500 Keys

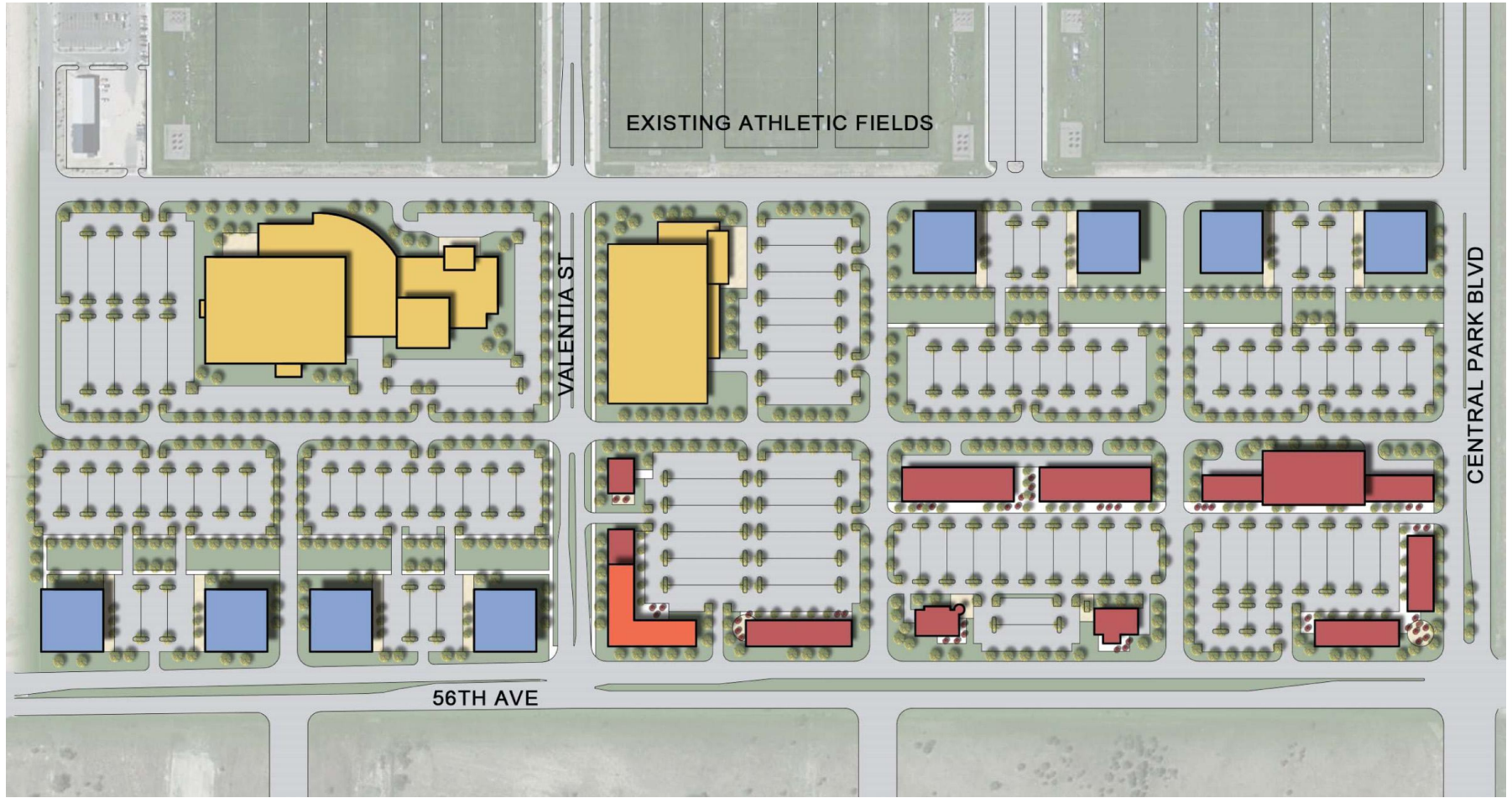


- Three distinct districts
  - Victory Plaza
  - Central Park
  - Merchant
  
- Offering unique strengths & combining to create a one-of-a-kind, mixed-use destination

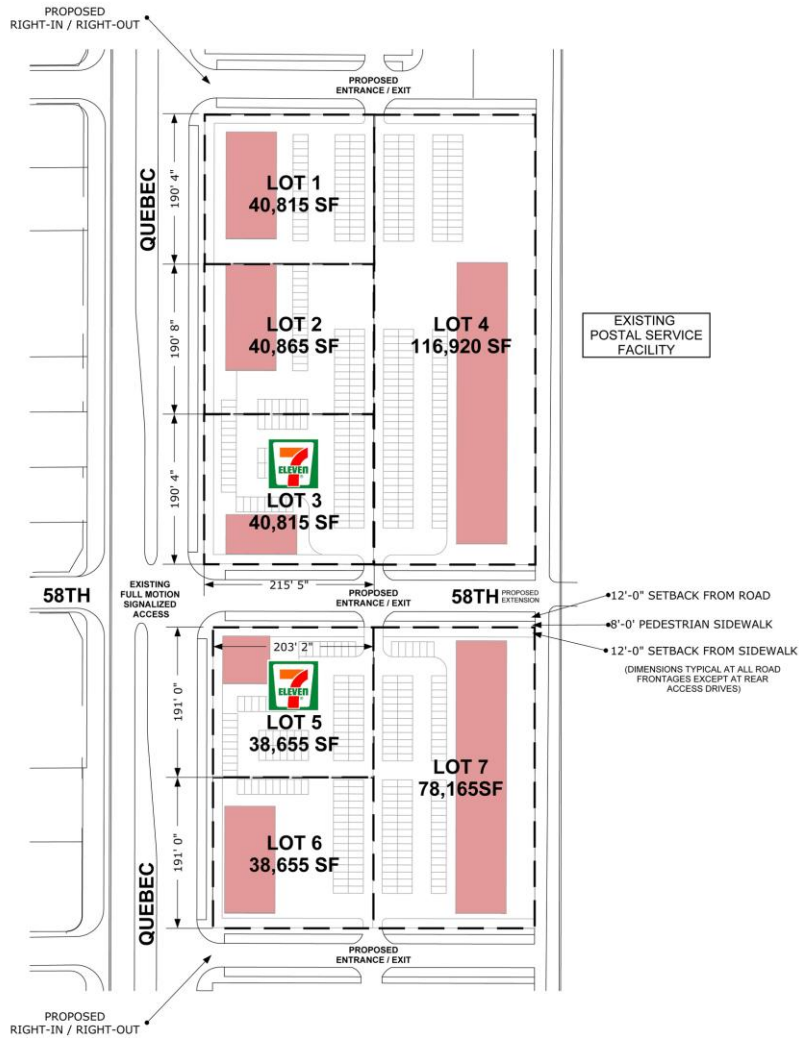
# Victory Plaza District



# Central Park Boulevard District



# Merchant District





- One of region's most dynamic growth nodes
- Long-term commitment from owner and city
- One of Colorado's most unique, mixed-use developments attracting a diverse mix of office, sports, retail and hospitality

Thank You!

Questions?