Where the energy of world-class sport, entertainment and commerce connect.
The vision behind Victory Crossing development is to create an environment that drives business, piques curiosity and improves the lives of those who live and work in the community by harnessing the emotion of the competitive sports and recreation enthusiast from Colorado and around the globe in order to create a one-of-a-kind, large-scale, mixed-use destination that brings together world-class facilities, indoor and outdoor event space and mixed-use, office, retail and hospitality. More than $100 million has been invested at Victory Crossing, which is home to Dick’s Sporting Goods Park, the Colorado Rapids and one of the best youth field complexes in the country. We are committed to regenerate over 200 acres for commercial use while conserving nearly 600 acres, leaving a long-term legacy within the community through this public-private partnership development. We look forward to working with you, and those who are already behind this ground-breaking project, to create a highly unique business opportunity for the Rocky Mountain Region.
The Vision

A destination where the energy of world-class sport, entertainment and commerce connect.

Victory Crossing, ideally located in metropolitan Denver’s quickly growing northeast corridor, is one of the most innovative public-private partnerships in the nation. Situated on one 900-acre site sits a 20,000-seat sports and entertainment stadium, more than 20 youth and practice fields with an accompanying sports academy, a city’s government offices and a visitor’s center dedicated to preserving Colorado’s natural beauty all within a mere eight miles from both Denver International Airport and downtown Denver and one mile north of the Stapleton redevelopment project.

The Victory Crossing venture is a partnership between Kroenke Sports & Entertainment (KSE) and the City of Commerce City, CO. Commerce City is just that — one of the region’s oldest municipalities. Commerce City is opening a new chapter and becoming a business development success story in the making. Restaurants, Hotel, Shops, Offices, Recreation. Victory Crossing will include nearly 200 acres of retail and commercial opportunity.

The experience at Victory Crossing will change by the hour. There will be concert goers, sports events, families, business people, city personnel, hotel patrons and neighborhoods that visit Victory Crossing and so it is with all these stakeholders in mind that we have created our vision.

HIGHLIGHTS

- A 250 acre regeneration initiative
- Dick’s Sporting Goods Park Stadium and Field Complex:
  - 20,000-seat, state-of-the-art stadium home to the MLS Colorado Rapids
  - Hosts over 1.6 million visitors annually
  - Host site for 2014 World Lacrosse Championships
  - 24 state-of-the-art soccer fields host 6,000 people
  - Several concerts annually
- Civic and Government Complex including an existing 100,000 sq. ft. of office building and plans for a second phase and potential amphitheater
- 1-1.5 million sq. ft. mixed-use development, including:
  - Expansive and varied retail
  - Amenity rich hotels
  - Corporate offices
  - Sports destination complexes
  - Supermarket
  - Landscaped parks
  - 2 minute shuttle to planned Light Rail Station
- National Wildlife Refuge Center
  - Visitor Center attracts over 50,000 per year for 27-square mile wildlife refuge
  - Thriving wildlife including up to 250 bison

— Tom Clark,
CEO, Metro Denver EDC
Putting it All in One Place

VICTORY CROSSING

PROJECT STATS

RETAIL AND ENTERTAINMENT
- 100 +/- acres total
- Retail from 1,000 to 30,000 sq. ft.
- Urban street retail, sports related services and restaurants surrounding the Victory Plaza District and Stadium
- Larger format retail and grocer at 56th and Central Park Blvd. within the Central Park District
- Pad and strip retail along Merchant District

SPORTS DESTINATION
- Complimentary sports uses to existing 20,000 seat stadium and 24 elite soccer fields
- Indoor fields, specialized training and camps totaling 500,000 sq. ft.
- Regional impact developments unique to the Rocky Mountain region
- Facility ranges of 25,000 – 250,000 sq. ft. of sport and/or amusement related use

HOSPITALITY
- 100 – key hotel
- 250 – key hotel and conference center driven by development with regional impact

OFFICE
- 275,000 sq. ft. of corporate, sports and boutique offices
- Build-to-suit pads of 20,000 to 60,000 sq. ft.

CIVIC AND GOVERNMENT
- 15 acres dedicated to City offices and amphitheater
- 100,000 sq. ft. of existing office
- Phase II office plan of up to 90,000 sq. ft.

TRANSPORTATION
- Planned shuttle to Light Rail installation and connection to Downtown and Denver International Airport

The vision for Victory Crossing is unlike any other development in Colorado. Centered around Dick’s Sporting Goods Park, it will create a year-round, multi-faceted sports destination. I see phenomenal potential at Victory Crossing.

— Andy Barnard, President, Sink Combs Dethlefs

victorycrossing.com
Sitting on the doorstep of downtown Denver, Victory Crossing will boast 2 million yearly visitors.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

“Establishing a Unique Development

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.

The Kroenke organization has shown what a positive contribution it can make to the Denver area and I am confident this undertaking will be a strong positive for metro Denver and its outstanding economic base. Victory Crossing’s 1.5 million square foot development offers these incomparable advantages. Victory Crossing will cater to a variety of patrons including shoppers, lunch-goers, business people, tournament participants and their families.
Accessibility & Connectivity

<table>
<thead>
<tr>
<th>TO</th>
<th>MILES</th>
<th>MINUTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Denver International Airport</td>
<td>10</td>
<td>15</td>
</tr>
<tr>
<td>Anschutz Medical Campus</td>
<td>9</td>
<td>12</td>
</tr>
<tr>
<td>Northfield/Stapleton</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Downtown Denver</td>
<td>9</td>
<td>12</td>
</tr>
<tr>
<td>DTC</td>
<td>17</td>
<td>24</td>
</tr>
</tbody>
</table>

Future completion of CENTRAL PARK BOULEVARD
A Wide Array of Attractions

Victory Crossing is a unique sports-oriented venue with authentic Colorado style. With close ties to nearby open space and the Rocky Mountain Arsenal, it is connected to native prairie, recalling the traditional ranching lifestyle of the region. The soccer stadium spurs a unique sports and family-oriented setting, including MLS soccer matches and an unmatched fireworks display every summer, 4th Fest. Victory Plaza, a vibrant commons lies at the heart of the development at the entry point to Dick’s Sporting Goods Park. With retail and office, sports venues and a hotel flanking this square, a hub of activity awaits. The backdrop is set for a vibrant place that brings people back again and again.

Victory Crossing was long envisioned as a gathering place for our community and a regional hub for entertainment, business and shopping. This important urban renewal project will become a reality. Thanks to the unique amenities, close proximity to downtown Denver and easy access to major interstates.
— Sean Ford, Mayor of Commerce City

DICK’S SPORTING GOODS PARK AND 24 YOUTH FIELDS
At the east end of the Victory Crossing development lies the Dick’s Sporting Goods Park complex, home of the 2010 MLS Champion Colorado Rapids soccer club and 24 youth soccer-lacrosse fields. With expansive views of the Rocky Mountains, this state-of-the-art complex is the premier place in the region to watch outdoor sporting events.

STAPLETON HOUSING DEVELOPMENT
Located on the site of Denver’s former international airport, Stapleton is one of the largest urban redevelopments in the US. The core objective of the community plan is to create a living example of progressive, sustainable neighborhood design. With a walkable mix of energy-efficient new homes, retail districts, schools, offices and an extensive network of parks and open space, Stapleton is not only leading the way environmentally but economically and socially, too.

ROCKY MOUNTAIN ARSENAL VISITOR CENTER
The Rocky Mountain Arsenal National Wildlife Refuge is one of the largest urban refuges in the country. This 15,000-acre Refuge is managed by the U.S. Fish and Wildlife Service. More than 320 species of wildlife, including bald eagles, bison, deer, coyotes, burrowing owls, and prairie dogs, call the Refuge home. It also provides important feeding and nesting grounds for resident and migratory birds.

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

victorycrossing.com

Sport & Retail / Scott Crosbie - Crosbie Real Estate Group
303.398.2111 / scrosbie@creginc.com

Office & Sport / Mike Tamblyn - The Kroenke Group
303.378.4166 / mtamblyn@thekroenkegroup.com