



GRAND ELK
CROSSING

Located at the northwest corner of US 40 and Thompson Road, Granby Colorado, The Grand Elk Crossings is scheduled to open early 2007.

This 235,000 square foot mixed use village development is situated just north of the newly opened City Market on the main artery connecting Granby and Winter Park with strong traffic counts of over 15,000 cars per day.

Featuring 85,000 square feet of restaurant and retail shops, another 18,800 square feet of Class A office space and 110

apartment units, Grand Elk Crossings boasts a true village with excellent visibility from heavily trafficked US 40 and is convenient to all parts of Grand County. This is the premier site for the first life-style village center in the rapidly growing Grand County, Colorado area.

With the strong neighborhood anchors of City Market and Rural Health Network this new center will fill the needs of an underserved retail market. Grand Elk Crossings is poised to bring life to one of the fastest growing mountain communities.

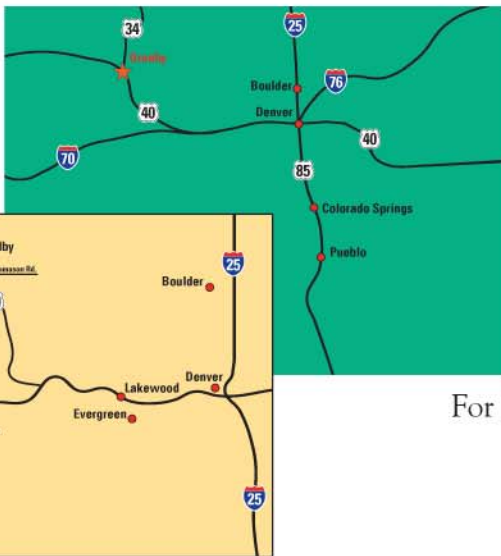


GRANDBAY
PROPERTIES

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Grand Elk Crossings



Demographics:	5 Mile Radius	10 Mile Radius	20 Mile Radius
2005 Est. Population	4,025	7,334	18,392
2005 Est. Households	1,935	3,073	7,442
2005 Est. Average Household Income	\$75,706	\$72,912	\$74,716
2005 Est. Median Household Income	\$58,498	\$57,131	\$58,809

For leasing information contact:



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