

# ORIGIN

Retail Available for Lease | Now Under Construction



SUPERIOR DOWNTOWN

CARMEL PARTNERS

**CBRE**



# Wide open to possibility.

BETWEEN CITIES AND MOUNTAINS, A WORLD OF ITS OWN.

In full view of the iconic Flatirons between Boulder and Denver, where US Highway 36 crosses under McCaslin Boulevard in Downtown Superior, a pioneering community is taking root. A new, high-density commercial/residential district is home to Origin, a village with a park as its town square and green heart, and fitness and outdoor exploration as a way of life.

Conveniently close to major cities but truly a world of its own, Origin consists 73,000 square feet of thoughtfully integrated retail, restaurant, commercial, and medical office space. For those seeking new opportunities, Origin is a bold beginning—where trails meet mountains, urban connects to suburban, and a rugged past leads to a vibrant future.



73,000 SF RETAIL / COMMERCIAL / MEDICAL SPACE

2,000+ RESIDENTS

450 APARTMENTS & MORE THAN 1,000 HOMES

42 ACRES

GRASS CENTRAL PLAZA / SPLASHPAD PARK WITH VIEWS OF THE FLATIRON MOUNTAINS

10 MINUTES TO THE TRAIL HEAD CONNECTING DENVER & THE MOUNTAINS



Now pre-leasing

FIRST FLOOR COMMERCIAL RESTAURANTS, RETAIL & OTHER COMMERCIAL USES.



# Square roots.

IN EVERY CITY, IN EVERY CULTURE, THERE HAS HISTORICALLY BEEN A TOWN SQUARE.

It's the plaza, the quad. The green, zocalo, galleria, piazza. From Times Square to Madrid's Plaza Mayor, it's essential to the activity as well as the identity of every culture. A place of singular importance and central activity. Where life is just steps from your door. Origin is centered on this piece of cultural connection. In the brand new Downtown Superior Main Street area, you're pioneers in an upscale, unexpected experience that invites connection, and brings that small-town vibe.

Q2 2023

PHASE 1 - ANTICIPATED DELIVERY

Q3 2023

PHASE 1 - ANTICIPATED OPENING



## 73,000 SF OF RETAIL SPACE

Layouts are geared specifically toward restaurants and coffee shop, fitness and lifestyle services, and medical offices.

## THE SQUARE / ACTIVATED OUTDOOR SPACE

A grassy central plaza and courtyard is envisioned as a year-round gathering place hosting farmer's markets, outdoor concerts and movies, public art installations, and more.

## 469 URBAN FLATS AND TOWNHOMES

Studios, and one-, two-, and three-bedroom apartments offer modern yet inviting, high-end design unlike anything in the Denver/Boulder corridor.

## 542 PARKING SPACES

Designated for supporting retail, office and other commercial tenants, parking includes plenty of EV charging stations.

## MAIN STREET ENVIRONMENT

First-floor retail and office locations on scenic, bustling Main Street put businesses in the fabric of daily life.

## RTD LIGHT RAIL STOP

Rapid transit connection to Denver and Boulder provides the ultimate, eco-friendly convenience.

## 11.5 ACRES

The community is a careful balance of density and wide open spaces—with views all around and room to breathe.

## FOR ACTIVE LIFESTYLES

With proximity to outdoor activities and trails, including the US 36 Bikeway for car-free commuting, plus fitness-focused amenities, Origin attracts a wellness-focused clientele.



# Well connected.

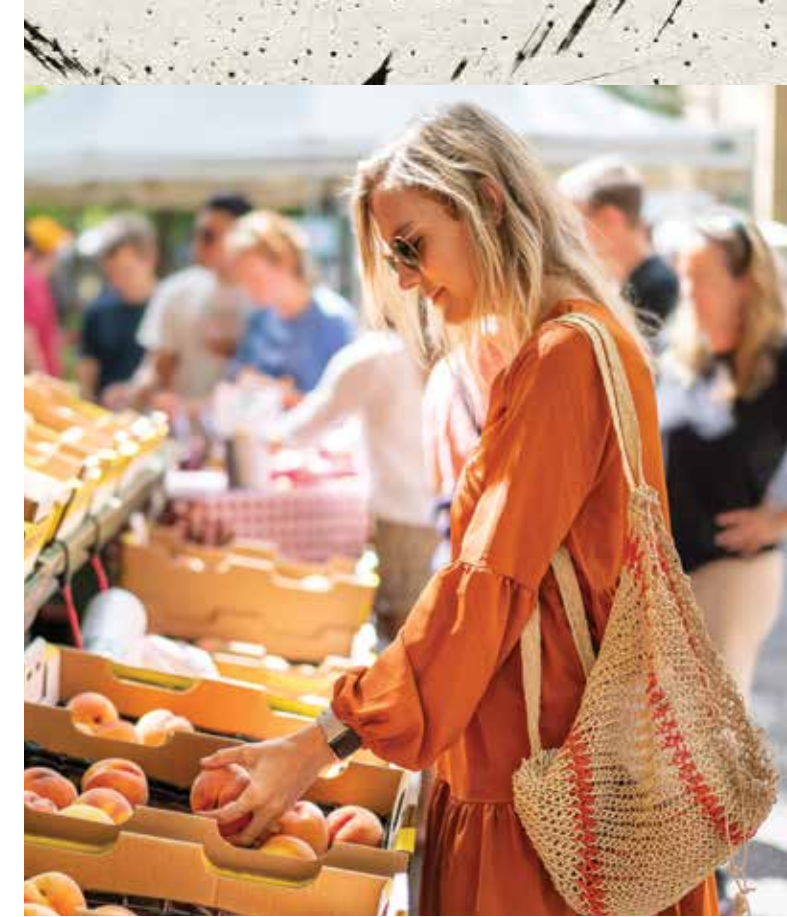
Superior is alive with the activity of 27 miles of trails running through 594 acres of parks, green space, and open space with Flatiron vistas. And nestled within all that glorious nature is a downtown that augments and complements the land.

Origin's Downtown Superior retail is seamlessly connected to two very distinct cities by rapid transit rail and bus lines, the bikeway, and highway I-36. Day-to-day amenities abound in the immediate area with the mall, restaurants, services, and businesses close by, including Sport Stable, a popular regional attraction with ice rinks, turf, courts, and events.

SPORTS STABLE

2 Million

VISITORS PER YEAR FROM  
40+ U.S. STATES



## DRIVE TIMES

BOULDER	8 MILES / 10 MINUTES
DENVER	17 MILES / 20 MINUTES
LOUISVILLE	3.5 MILES / 5 MINUTES
INTERLOCKEN AT BROOMFIELD	5 MILES / 9 MINUTES
ELDORA SKI RESORT	30 MILES / 40 MINUTES
DENVER INTL AIRPORT	35 MILES / 35 MINUTES

## BUS TO DOWNTOWN DENVER

4 MINUTE WALK TO BUS STOP  
20 MILES





# Where the foothills meet the future.

Origin is directly across from I-36 and seamlessly connected to two very distinct cities by rapid transit rail and bus lines, the bikeway, and the highway. Day-to-day amenities abound in the immediate area with the mall, restaurants, services, and businesses close by, including Sport Stable, a popular regional attraction with an ice rink, turf, courts, and events.



## 1. SUPERIOR MARKETPLACE

- COSTCO
- IHOP
- GOLDFISH SWIM SCHOOL
- MICHAEL'S
- PANDA EXPRESS
- PANERA
- PETSMART
- TARGET
- TJ MAXX
- ULTA
- WHOLE FOODS

## 2. VILLAGE SHOPS & COLONY SQUARE

- CINEBARRE
  - HOME DEPOT
  - QUALITY INN
  - SUBWAY
3. LOWES
4. ASCENT  
SAFeway  
US POST OFFICE

## 5.

- BEST WESTERN
- COURTYARD
- HAMPTON INN
- LA QUINTA

## 6.

- TESLA

## 7.

- SPORTS STABLE

## 8.

- AVISTA ADVENTIST HOSPITAL

## 9.

- MONARCH K-8
- MONARCH HIGH SCHOOL





# Between cities and mountains, a world of its own.

Those drawn to Superior are pioneers of a new kind of hometown and new way of living, with small-village culture and big-city connections. They are young, active professionals and families on the move, eager to get to know their neighbors, seek outdoor adventure, and live fully and well by taking advantage of all the area has to offer. Retailers, fitness and lifestyle services, medical practices, and purveyors of coffee and cuisine will be valued members of this community—as central as The Square—with the chance to grow and thrive along with residents, open to what the future holds.



## TOP EMPLOYERS

MEDTRONIC PLC  
BOULDER COMMUNITY HEALTH  
BALL AEROSPACE & TECHNOLOGIES CORPORATION  
LUMEN TECHNOLOGIES  
ORACLE  
SCL HEALTH REVENUE SERVICE CENTER  
SEAGATE TECHNOLOGY  
IBM CORPORATION  
GOOD SAMARITAN MEDICAL CENTER  
GOOGLE

CENTURA HEALTH  
BALL CORPORATION  
HUNTER DOUGLAS WINDOW FASHIONS  
KAISER PERMANENTE  
SIERRA NEVADA CORPORATION  
VAIL RESORTS  
TSYS  
DANONE NORTH AMERICA  
VMWARE  
BROADCOM



## 2022 POPULATION

3 MILE RADIUS

36,939

5 MILE RADIUS

96,504

7 MILE RADIUS

221,225

## 2022 INCOME AVERAGE

3 MILE RADIUS

\$165,747

5 MILE RADIUS

\$152,755

7 MILE RADIUS

\$145,693



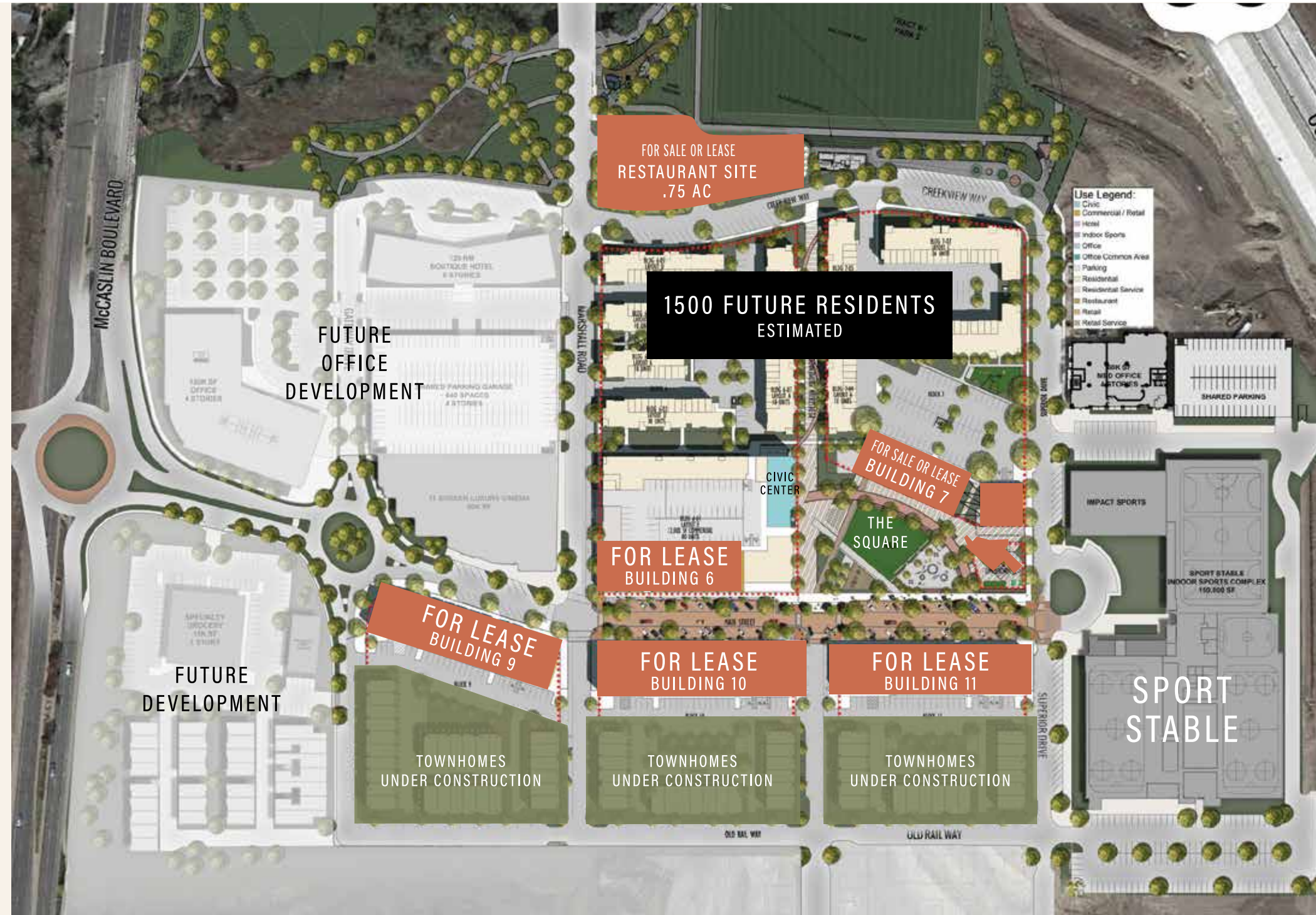
DOWNTOWN SUPERIOR



# The Square.

It's the plaza, the quad. The green, zōcalo, galleria, piazza. From Times Square to Madrid's Plaza Mayor, it's central to culture. A place of singular importance and myriad activities, where life is steps from your door and neighbors know your name.

Spacious, grassy, and lined with favorite shops and stops, The Square is the soul of community life and an embodiment of Origin's small-town vibe, drawing people in with inherent livability and spirit-boosting walkability. The best part? There's room for everyone and everything—live music and farmer's markets, art festivals or outdoor movie nights, Oktoberfest in the fall to egg hunts in the spring.



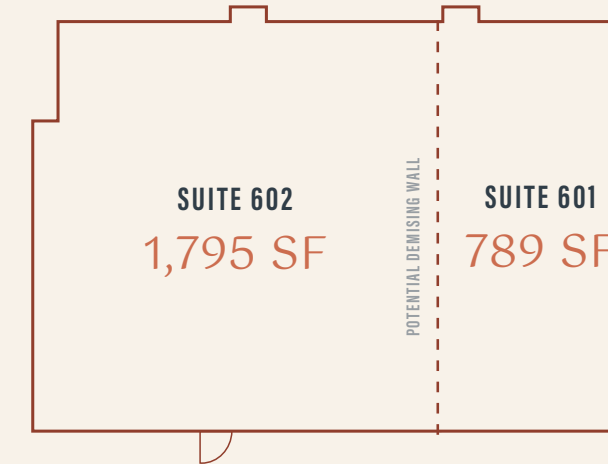


Spaces designed to fuel, feed, nurture and explore.



Origin Building 6

LOWER LEVEL PLAN



**SPACES IDEAL FOR:**

- LIFESTYLE BUSINESS
- CAFÉ
- FITNESS STUDIO



# Building 9

MAIN STREET



AREA A - FIRST FLOOR PLAN

AREA C - FIRST FLOOR PLAN

AREA B - FIRST FLOOR PLAN

MARSHALL ROAD

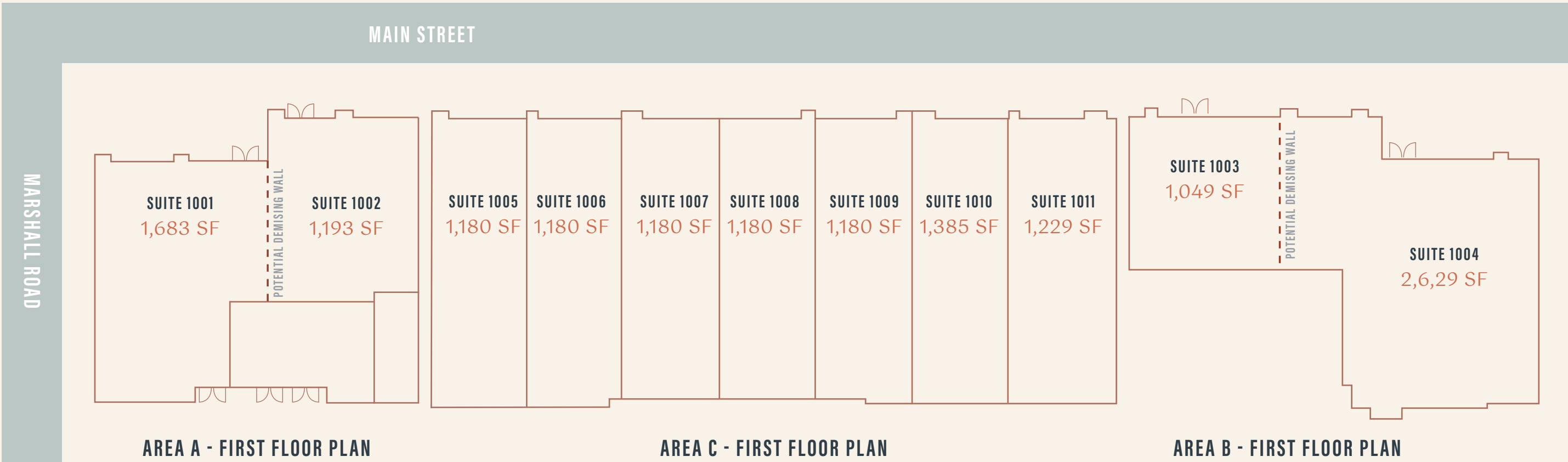


**SPACES IDEAL FOR:**

- HEALTH
- CAFÉ / RESTAURANT
- MEDICAL OFFICE
- DENTAL / OPTICIAN
- PHARMACY



Origin Building 10

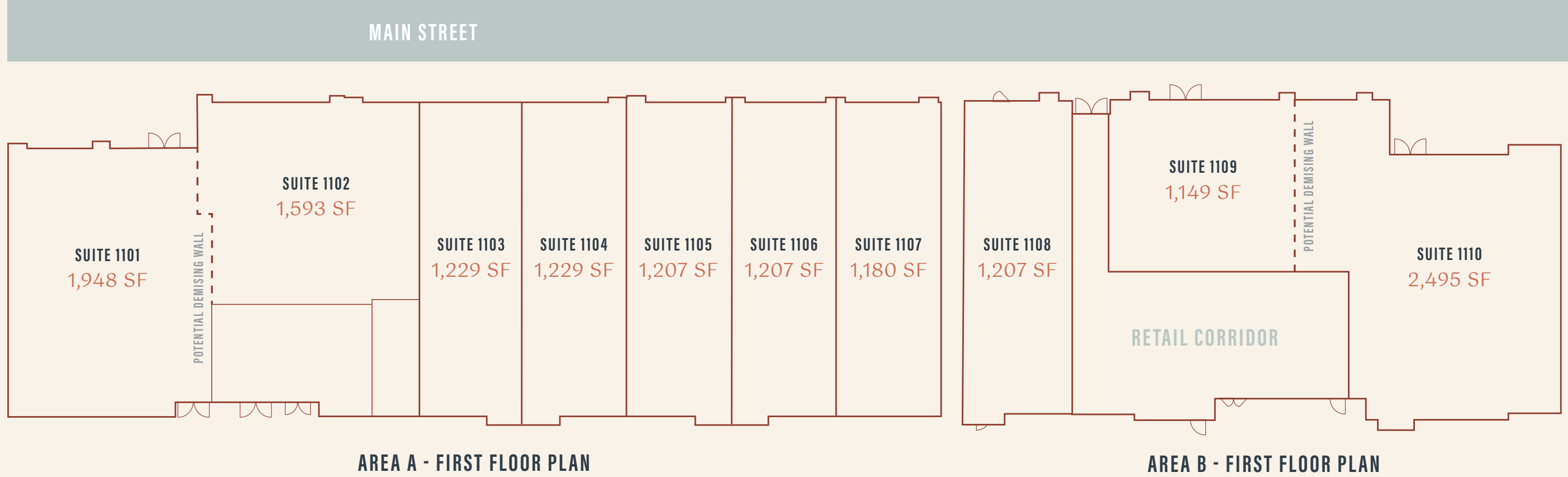


**SPACES IDEAL FOR:**

- LIFESTYLE BUSINESS
- RESTAURANT
- FITNESS STUDIO



Origin Building 11



SUPERIOR DRIVE



**SPACES IDEAL FOR:**

- LIFESTYLE BUSINESS
- RESTAURANT
- FITNESS STUDIO





# ORIGIN

FOR LEASING INFORMATION, PLEASE CONTACT:

Molly Bayer

303 870 3441  
MOLLY.BAYER@CBRE.COM

Melissa Moran, CCIM

970 372 3007  
MELISSA.MORAN@CBRE.COM

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.