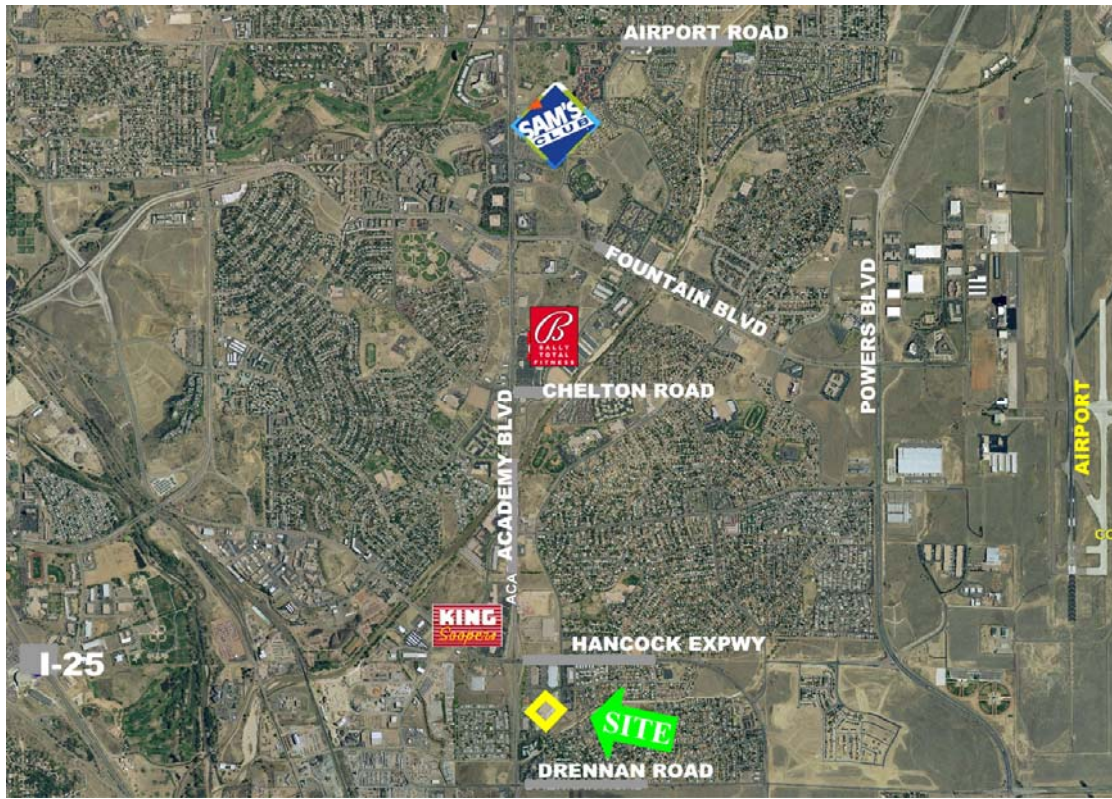


Mission Trace Shopping Center—Former King Soopers Building for Lease

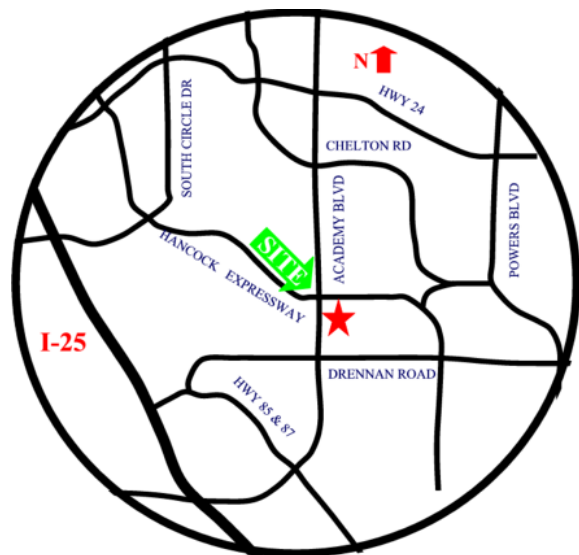


Location: SEC of South Academy Blvd and Hancock Expressway

Traffic Count: (counts from August 2002)
 South Academy.....33,631
 Hancock Expressway....23,332
 Total.....56,963

Population (Radius): (2002 Est.)
 Mile One.....13,020
 Mile Three.....85,971
 Mile Five.....188,692

Average Household Income: (2002 Est.)
 Mile One.....\$46,422
 Mile Three.....\$48,285
 Mile Five.....\$52,820



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KRATT
 CommercialProperties

Former King Soopers Building



DESCRIPTION:

- 58,242 Square foot building w/ 300 parking stalls
- 4.67 acre parcel
- Occupied and maintained by King Soopers until July 2003.
- Lease Rate: \$6.50 per square foot plus operating expenses (CAM=\$.96/sf, Taxes=\$.99/sf, Insurance= \$.26/sf)

