



MARKETPLACE





ABOUT JBR

At JBR Superior Holdings, our core team of three brings complementary expertise and local insight. Rylan Reed and Dr. Joseph Hsin—owners of Impact Sports and Cornerstone Orthopedics have played key roles in shaping the

vision for Downtown Superior and understand the community's need for an entertainment and F&B hub. Matt Bodenchuk is a seasoned entrepreneur known for launching innovative ideas and capitalizing on emerging trends. This lean, equity-driven team structure allows for agile decision-making and meaningful ownership.



Stanley Concepts – creators of The Golden Mill, Stanley Marketplace, and Malcolm Yards–has redefined food spaces across Colorado. Mark Shaker’s visionary leadership and commitment to transforming unique properties into thriving culinary experiences has made him the state’s leading food hall operator.



The Golden Mill

A historic feed store turned award-winning food hall, The Golden Mill reopened in 2021 with rooftop and creekside patios, live music, and community-driven events. It embodies Colorado’s laid-back spirit and continues to receive rave reviews.

Stanley Marketplace

Housed in a former aviation facility, Stanley Marketplace features 50+ locally owned businesses, offering food, retail, and entertainment. It’s a thriving hub that showcases Colorado’s best in a revitalized, community-centric space.



The Market at Malcolm Yards



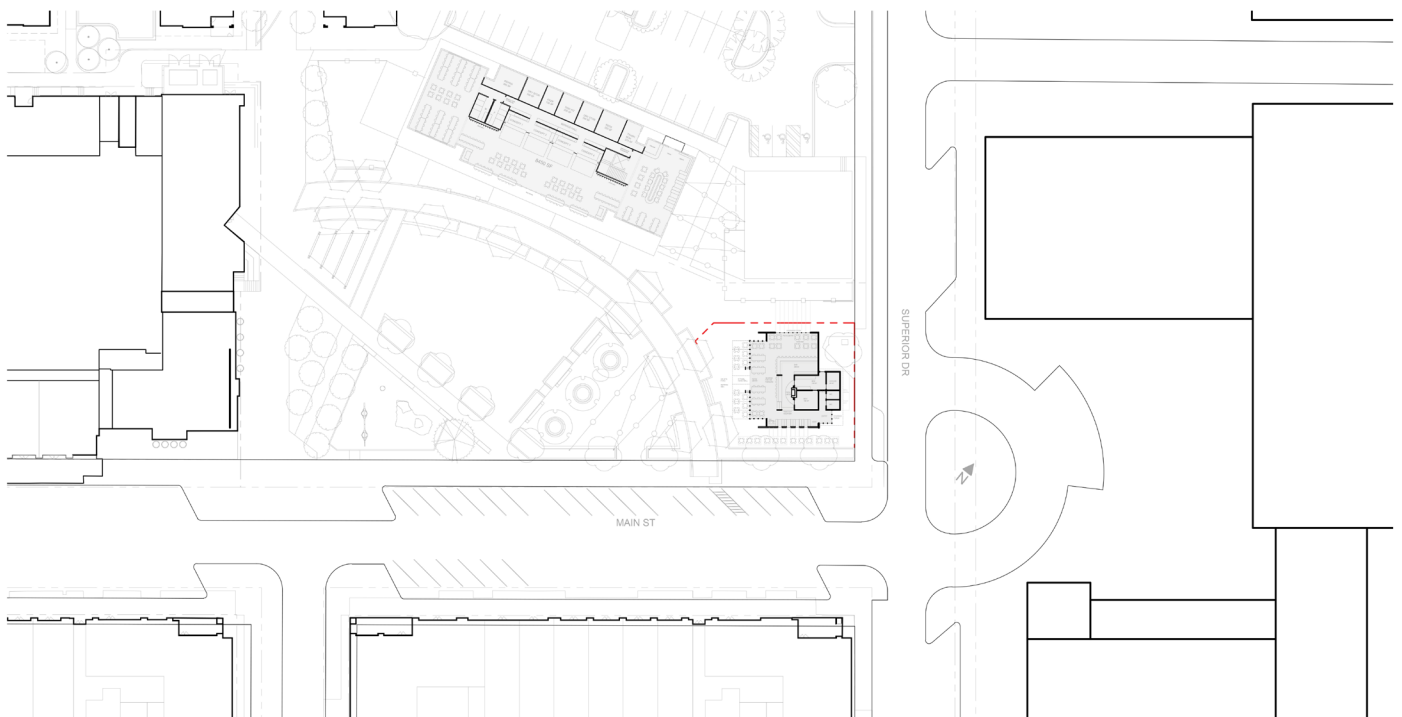
Located in Minneapolis’ historic Harris Machinery building, Malcolm Yards features nine food concepts, a self-pour tap wall, and a 17-batch cocktail bar. It supports emerging chefs and fosters community in the Prospect Park neighborhood.

BLOCK 7 DEVELOPMENT: SITE

LCM ARCHITECTS

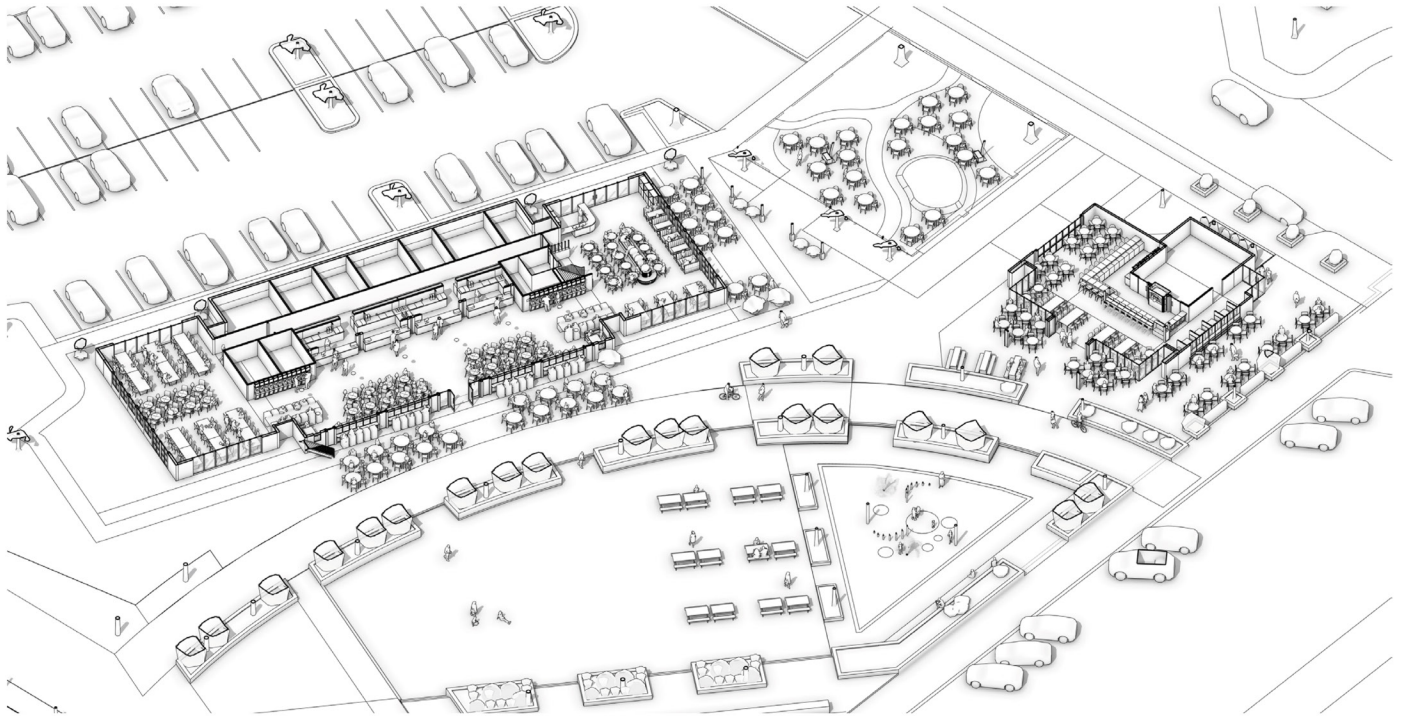


SITE PLAN



BLOCK 7 DEVELOPMENT: AXON PLAN

LCM ARCHITECTS



AERIAL RENDERING



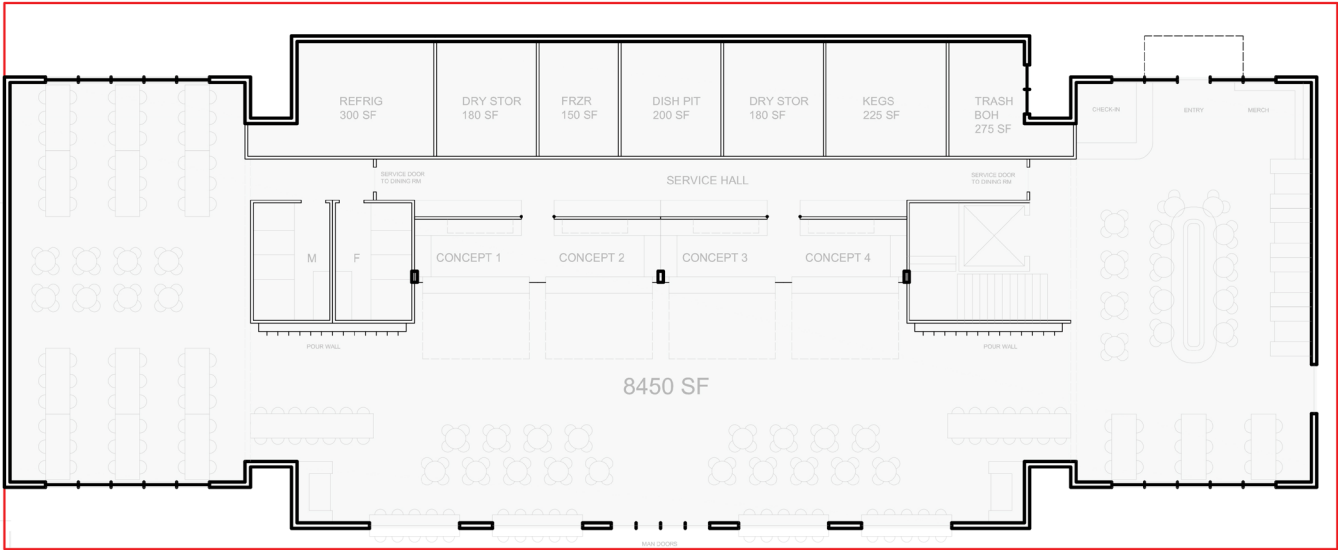
SUPERIOR MARKETPLACE



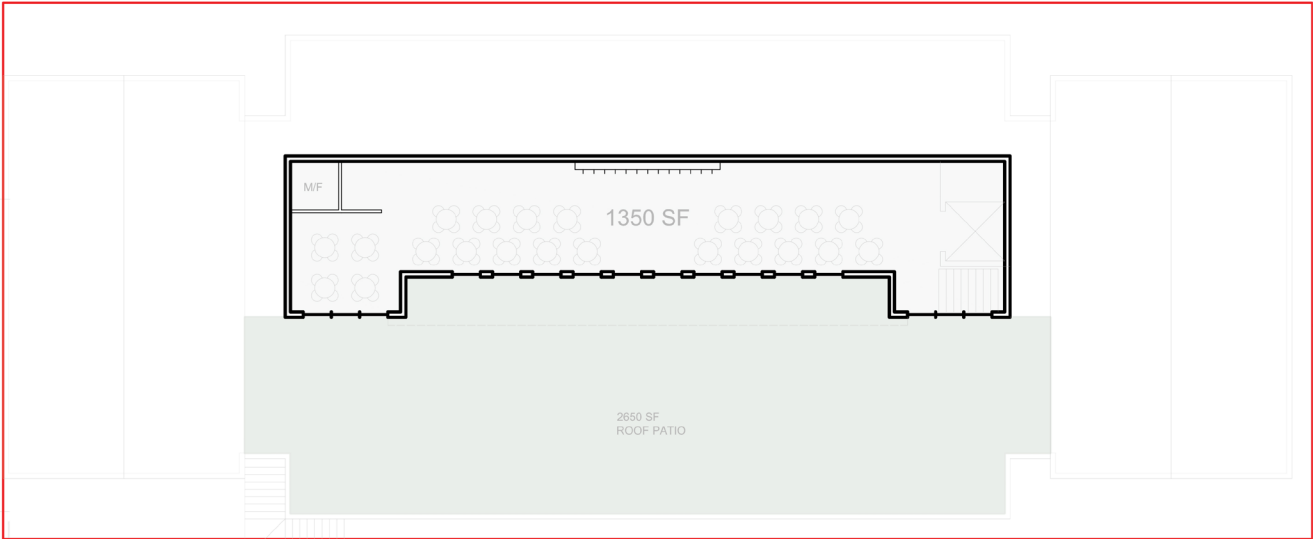
The Marketplace

is a dynamic dining destination led by Mark Shaker and Stanley Concepts, LLC—pioneers of Colorado’s food hall movement. Featuring four rotating food bays, a rooftop with mountain views, and a self-serve beer tap wall, The Food Hall combines convenience with culinary excellence. Guests enjoy high-quality, globally inspired cuisine through a streamlined ordering and pickup system. Inspired by proven food hall and watch party models, it’s a vibrant, family-friendly hub drawing crowds from across the Front Range.

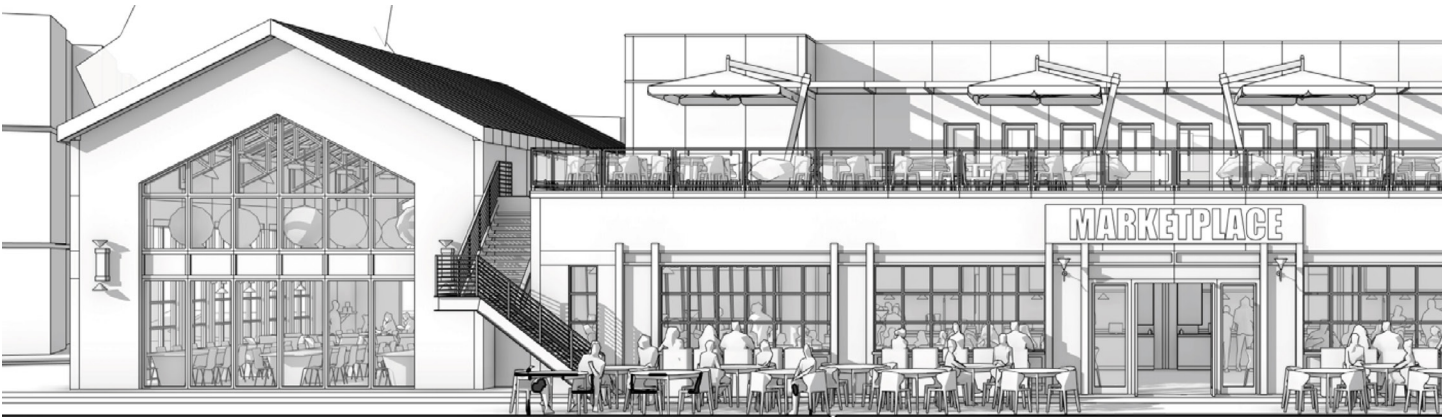
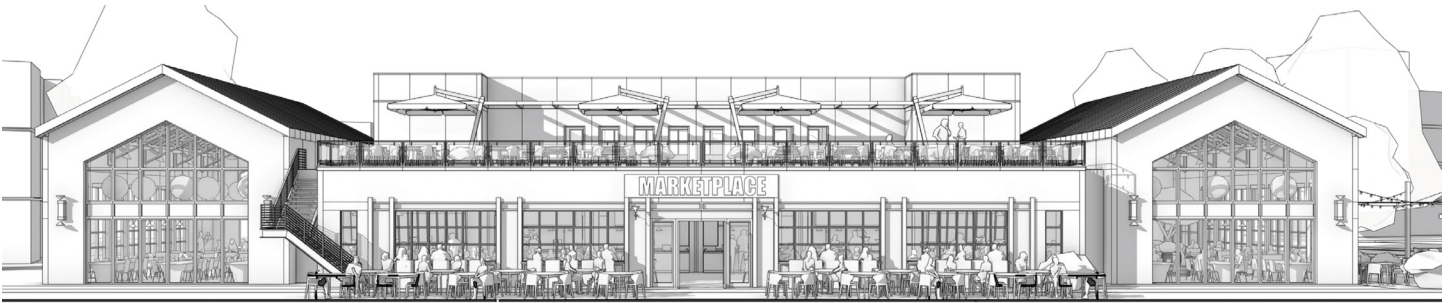
MARKETPLACE GROUND PLAN



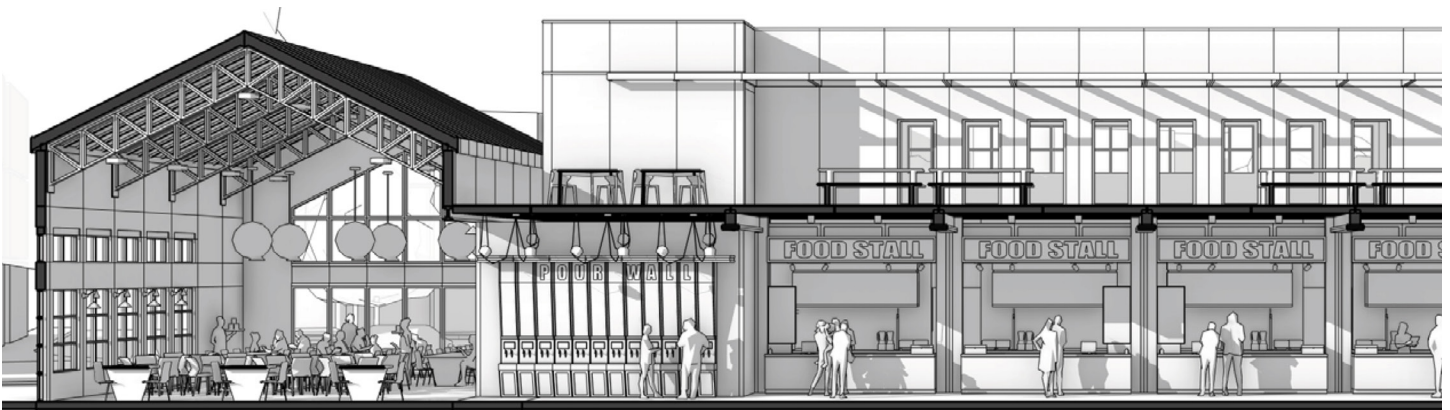
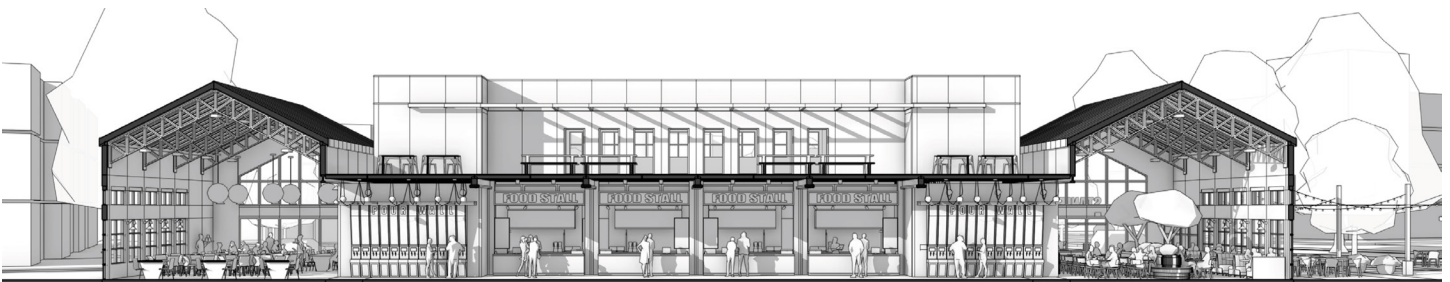
MARKETPLACE ROOFTOP



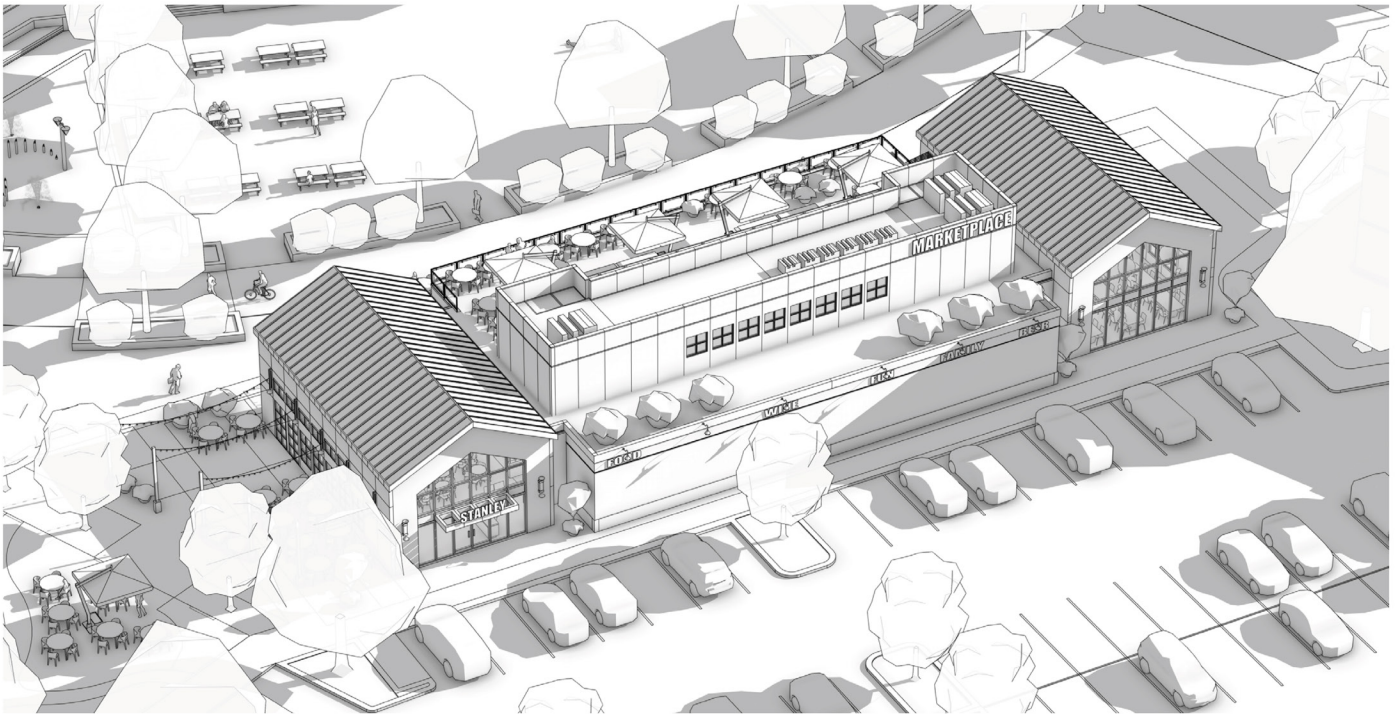
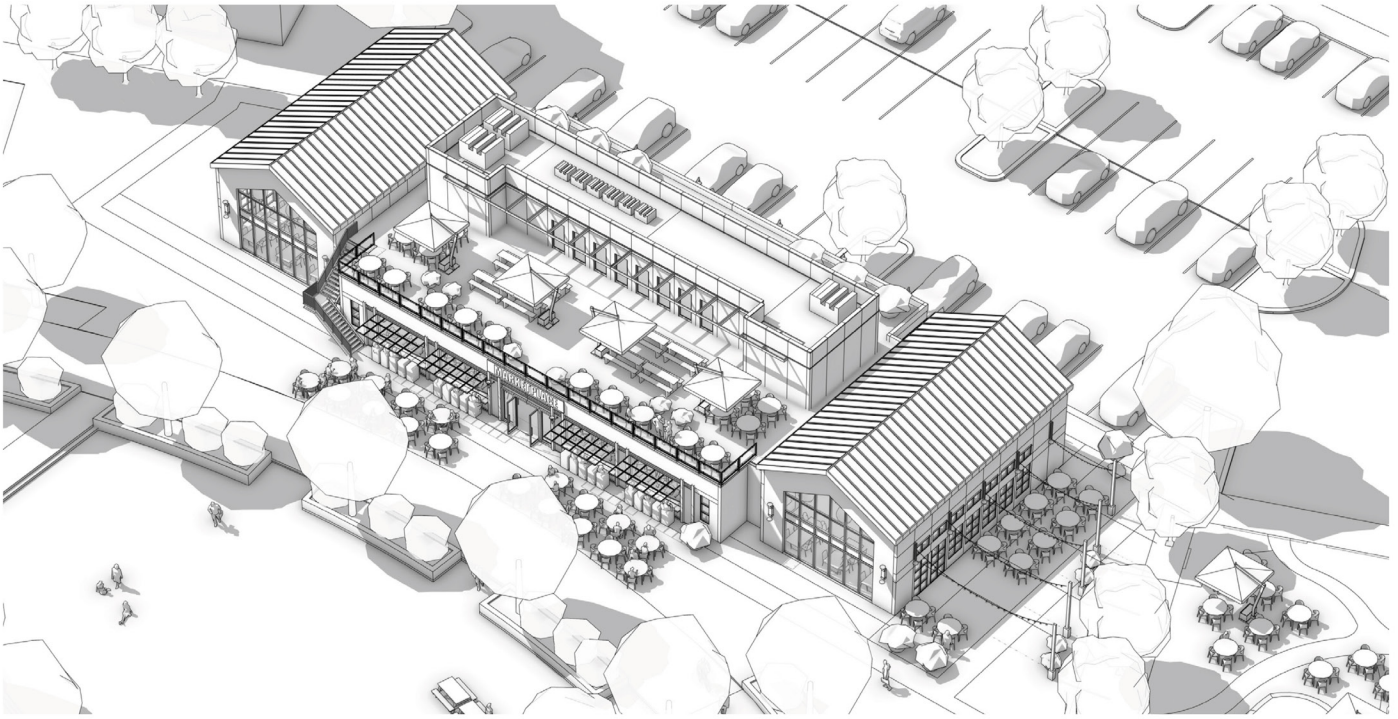
MARKETPLACE E-W SECTION



MARKETPLACE E-W SECTION



MARKETPLACE AXON DIAGRAM



MARKETPLACE PARK ENTRY AND FOOD



POUR WALL



MARKETPLACE BEER HALL



COMMUNITY GREEN



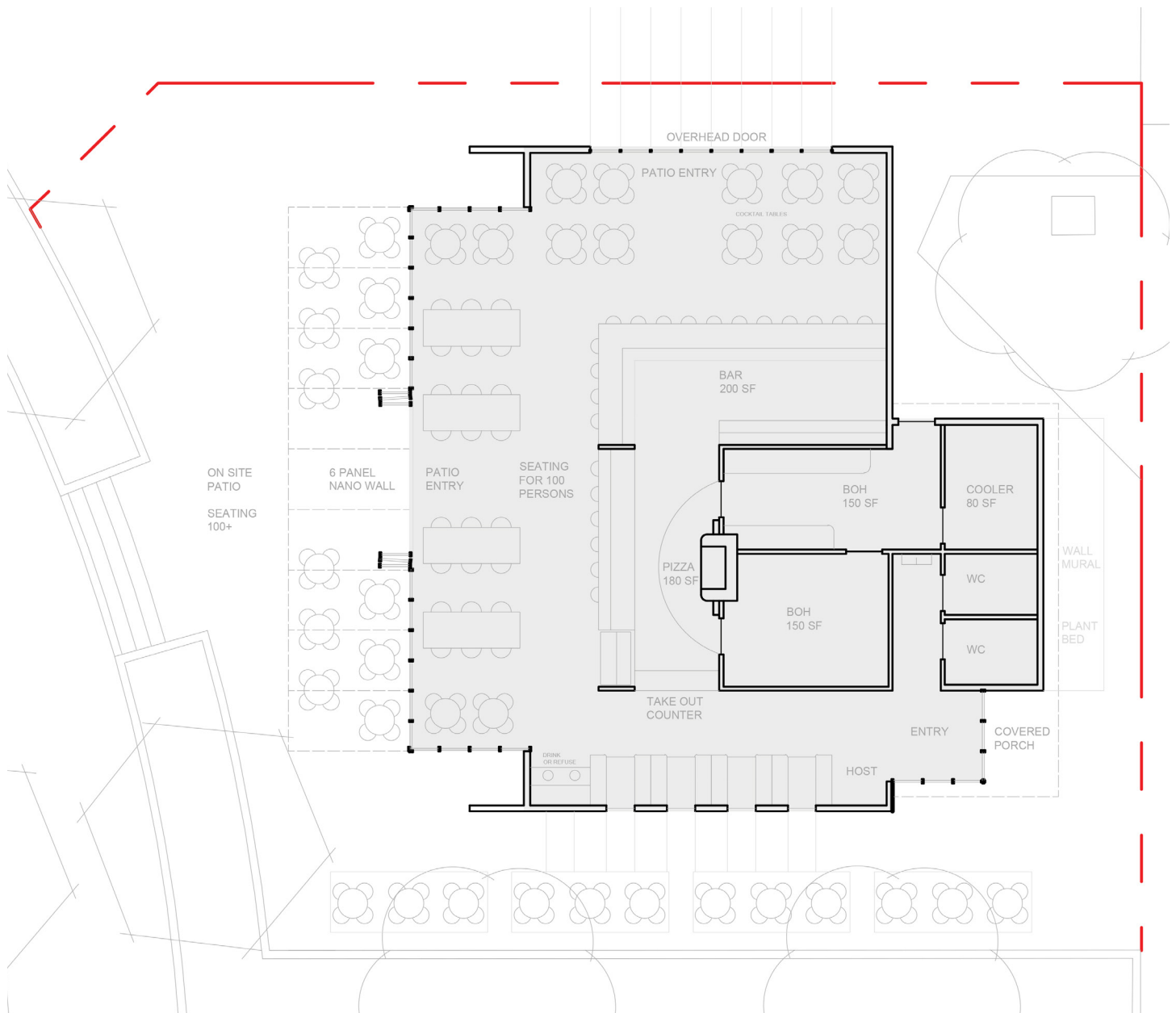
SUPERIOR PIZZA PARLOR



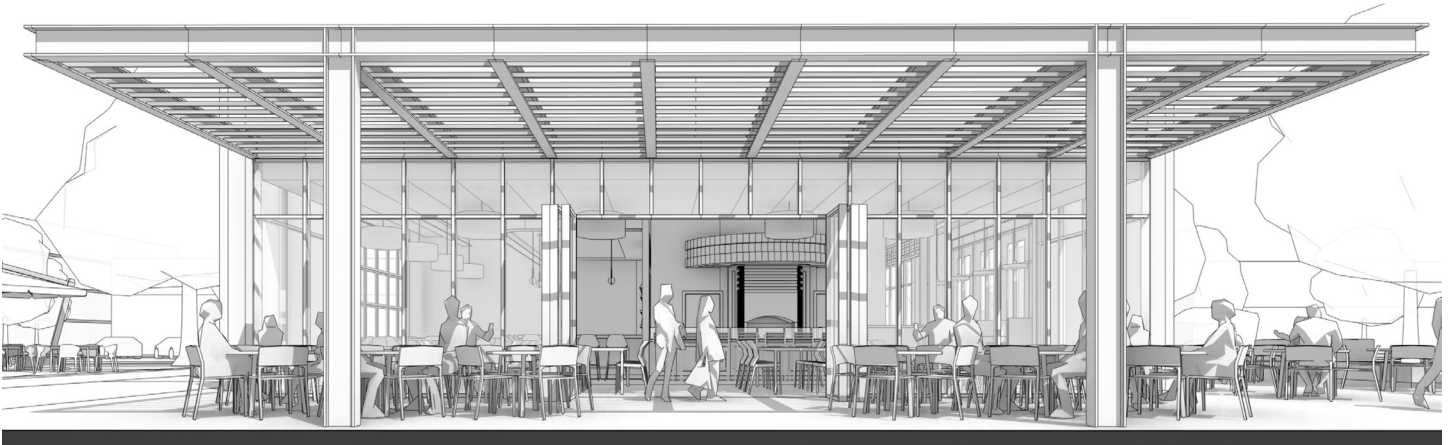
The Pizza Parlor

A full-service wood-fired pizza bar in Superior, CO, inspired by Colorado's vibrant pizza scene. Featuring locally sourced ingredients, craft cocktails, and rustic-chic décor, it offers a lively, personalized dining experience. Unlike the adjacent self-serve food hall, The Pizzeria adds a complementary, sit-down option to the Downtown Superior entertainment and F&B zone.

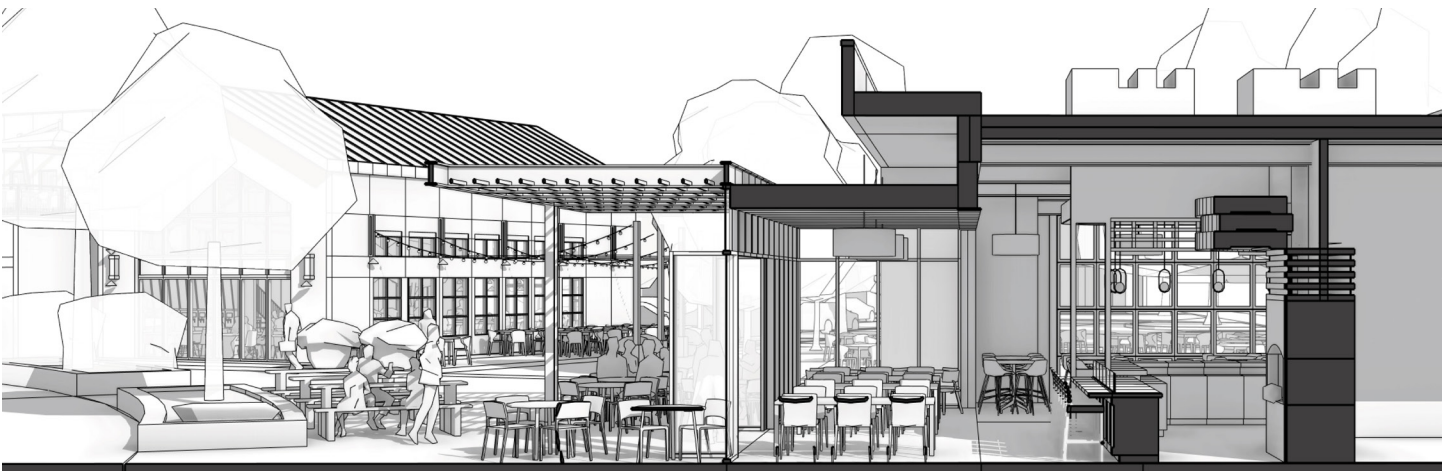
PIZZA PARLOR GROUND PLAN



PIZZA PARLOR WEST ELEVATION



PIZZA PARLOR SECTION



PIZZA PARLOR

STREET CORNER ENTRY



SOUTHWEST PATIO



PIZZA PARLOR INTERIOR RENDERING



PIZZA PARLOR ENGAGING THE SPLASH PAD



SUPERIOR DOWNTOWN BLOCK 7

AREA FUNCTIONS - FOODHALL

Concept	Dish Pit	Kegs	Frzr	Refrig	Dry Store	Trash	Elevator/Stairs	Concepts (4)	Bathroom (2)	
Foodhall (4)	200	250	40	75	100	225	225	230	160	
	1	1	4	4	4	1	1	4	2	
Total	200	250	160	300	400	225	225	920	640	
						1350	Level 2 SF			
						8450	Level 1 SF			
						9800	Total SF	6480	3320	Total SF
								Floor Seating	Back of House	

AREA FUNCTIONS - PIZZA PARLOR

Concept	Dish Pit	Kegs	Bar	Refrig	Dry Store	Pizza Oven	Elevator/Stairs	Concepts	Bathroom (2)	
Pizzareia (1)	75	75	200	80	150	180	0	0	60	
	1	1	1	1	1	1	0	0	2	
Total	75	75	200	80	150	180	0	0	120	
						2400	Level 1 SF			
						2400	Total SF	1520	880	Total SF
								Floor Seating	Back of House	