



Englewood Plaza

Englewood, CO

Denver-Aurora-Lakewood (CO)



Nick Freddo

Leasing Representative

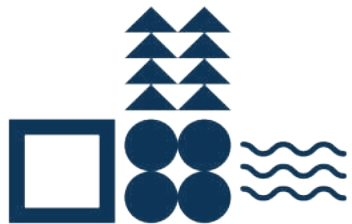
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AERIAL



GROSS LEASABLE AREA (GLA) 80,330 SF

PARKING SPACES 430

PARKING RATIO 5.35 per 1,000 SF

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DENSITY AERIAL

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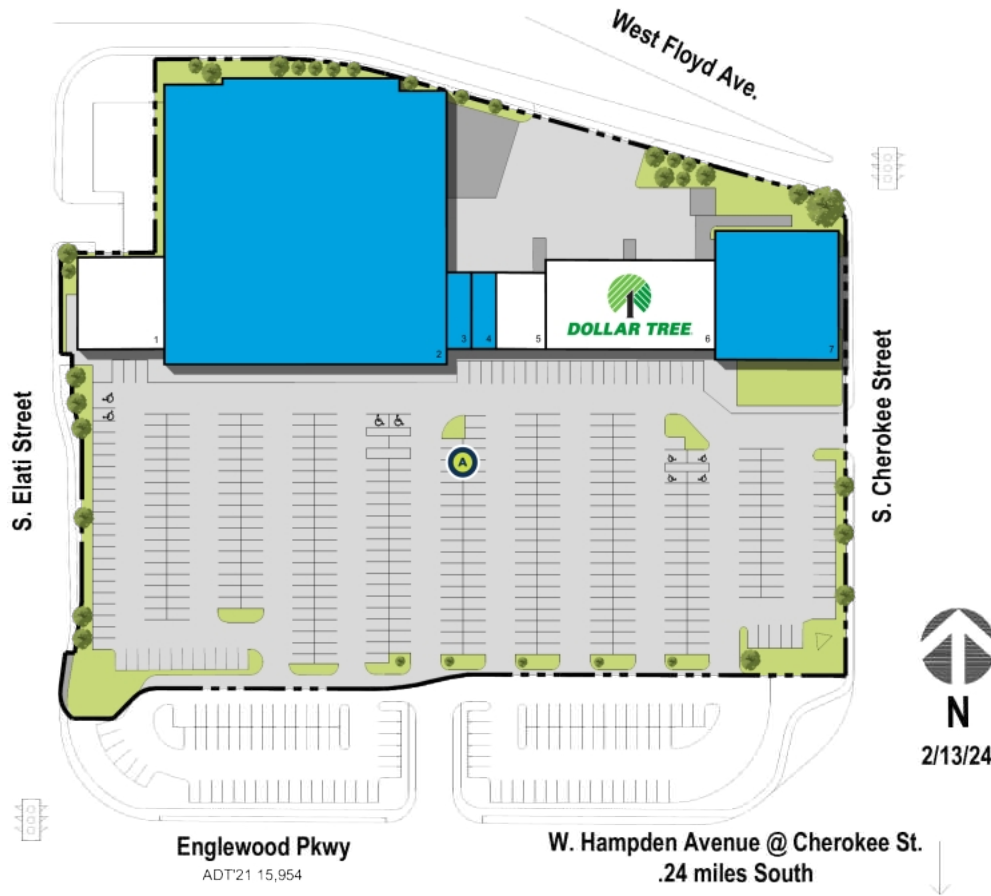
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www.kimcorealty.com/106830

■ Available ● Curbside Pick-up

	TENANT	SQ FT
1	Stepping Stones Academy	5,250
2	Available	50,690
3	Available	1,200
4	Available (Former Nail Salon)	1,200
5	Alpha Liquor	2,400
6	Dollar Tree	9,590
7	Available	10,000

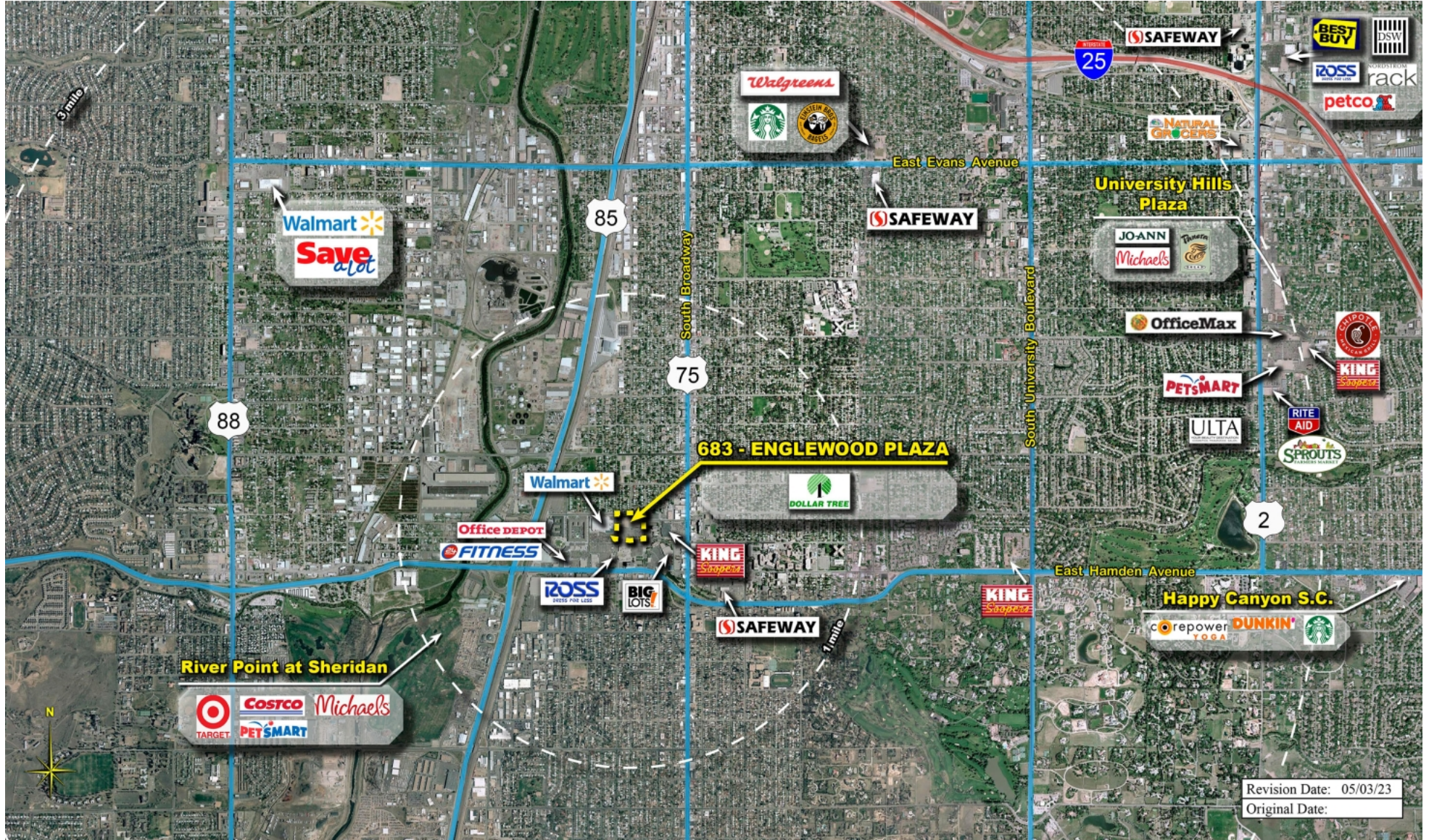


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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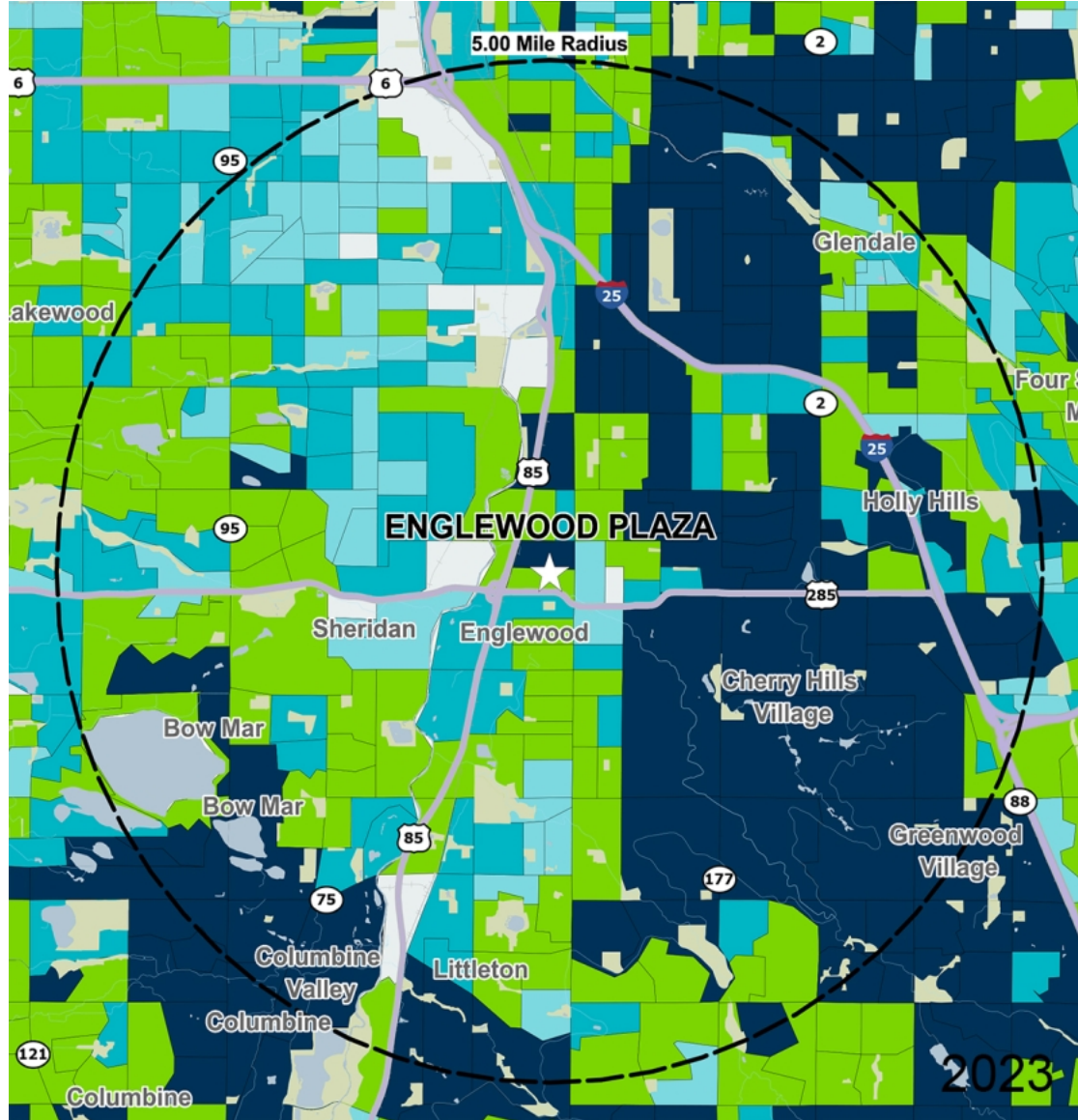




COMPETITION MAP

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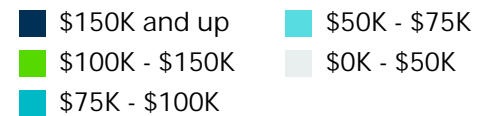
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,622	128,653	368,623
Daytime Pop	21,196	184,437	436,886
Households	7,962	54,076	160,133
Average HH Income	\$93,967	\$116,717	\$118,090
Median HH Income	\$66,272	\$77,260	\$79,822
Per Capita Income	\$48,313	\$49,758	\$51,724

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



Englewood Plaza

W. Girard Ave. & S. Elati St., Englewood, CO



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