# Edgewater Marketplace

**Edgewater, CO**
Denver-Aurora-Lakewood (CO)

**Nick Freddo**
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KIMCO REALTY

# Edgewater Marketplace

Edgewater, CO

www.kimcorealty.com/120130

AERIAL

| | |
|---|---|
| GROSS LEASABLE AREA (GLA) | 144,553 SF |
| PARKING SPACES | 1,161 |
| PARKING RATIO | 8.03 per 1,000 SF |


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DENSITY AERIAL


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Available | Non-Controlled

| | TENANT | SQ FT |
|---|---|---|
| 1 | Ace Hardware | 18,800 |
| 2 | Great Clips | 1,289 |
| 3 | Cricket Wireless | 1,100 |
| 4 | Available | 1,214 |
| 5 | King Soopers | 76,560 |
| 7 | Beyond Thai | 1,540 |
| 8 | Asuka Ramen & Poke | 1,200 |
| 9 | Hollywood Nails | 1,000 |
| 10 | Club Pilates | 1,500 |
| 11 | Lakefront Eye Care | 1,636 |
| 12 | Revive Chiropractic | 1,120 |
| 13 | Happy Lemon | 1,280 |
| 14 | Phenix Salon Suites | 8,000 |
| 15 | Sally Beauty Supply | 1,205 |
| 16 | Deka Lash | 1,400 |
| 17 | GNC | 1,499 |
| 18 | Bellco Credit Union | 2,662 |
| 19 | Crumbl Cookies | 1,607 |
| 20 | Orange Theory Fitness | 3,500 |
| 22 | Taco Bell | 2,304 |
| 23 | Chick-Fil-A | 4,558 |
| 27 | Washway | 4,378 |
| 28 | JJ Liquors | 3,180 |
| 29 | High Ride Cycle | 2,021 |

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 purposed 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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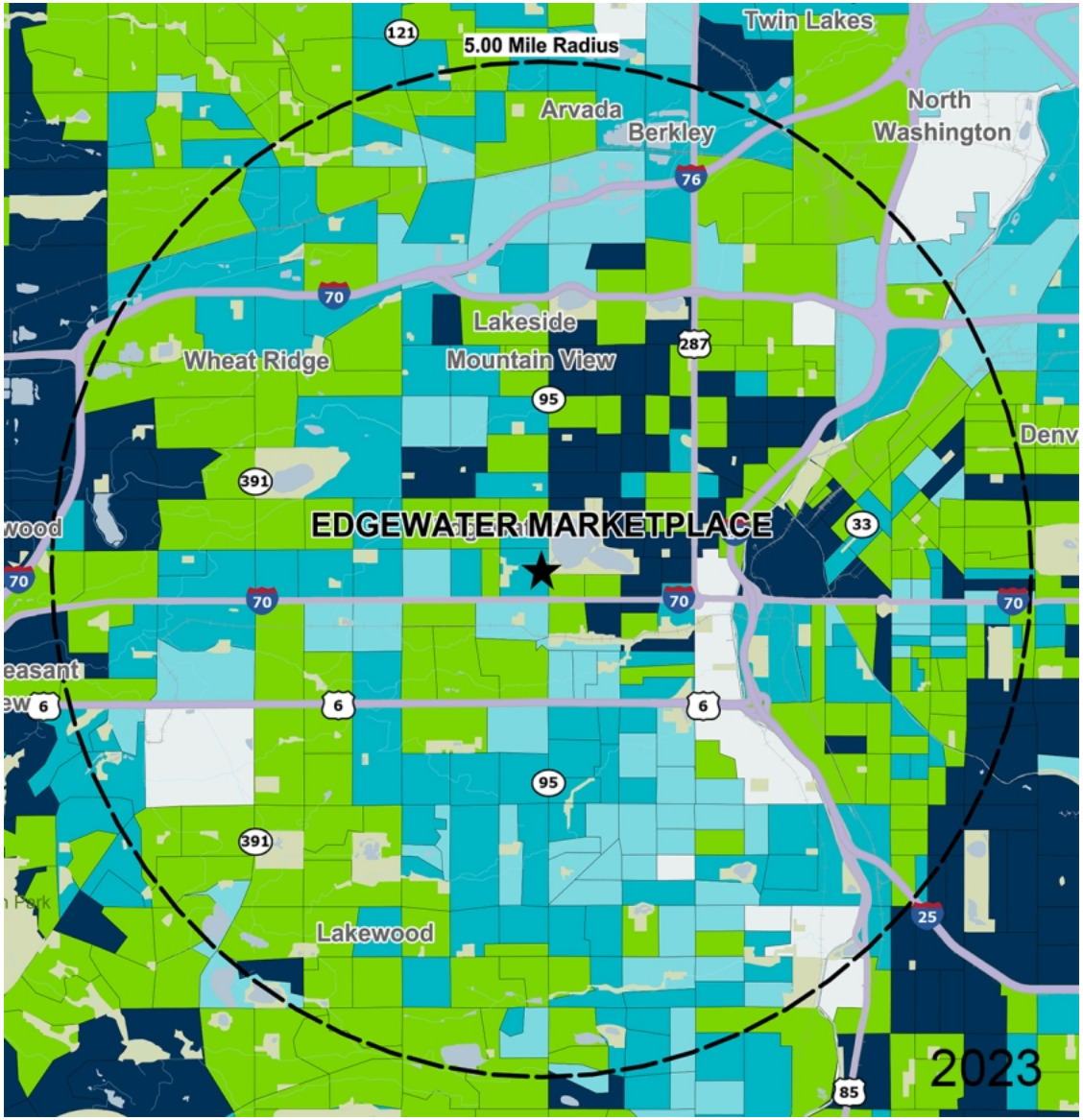


by Block Group

## Demographics

| 2023 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|---|---|---|---|
| **Population** | 23,406 | 172,950 | 469,072 |
| **Daytime Pop** | 16,147 | 214,170 | 629,758 |
| **Households** | 10,903 | 78,204 | 218,135 |
| **Average HH Income** | $116,383 | $118,762 | $113,305 |
| **Median HH Income** | $78,241 | $84,959 | $84,524 |
| **Per Capita Income** | $54,963 | $54,147 | $53,664 |

### Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- $150K and up
- $100K - $150K
- $75K - $100K
- $50K - $75K
- $0K - $50K


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Sheridan Blvd. & W 17th Ave., Edgewater, CO

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