



Edgewater Marketplace

Edgewater, CO

Denver-Aurora-Lakewood (CO)



Nick Freddo

Leasing Representative

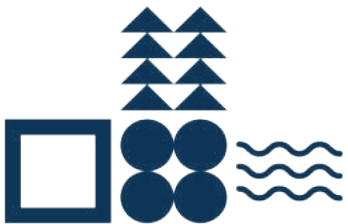
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AERIAL



GROSS LEASABLE AREA (GLA) 144,553 SF

PARKING SPACES 1,161

PARKING RATIO 8.03 per 1,000 SF

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www.kimcorealty.com/120130



DENSITY AERIAL

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■ Non-Controlled

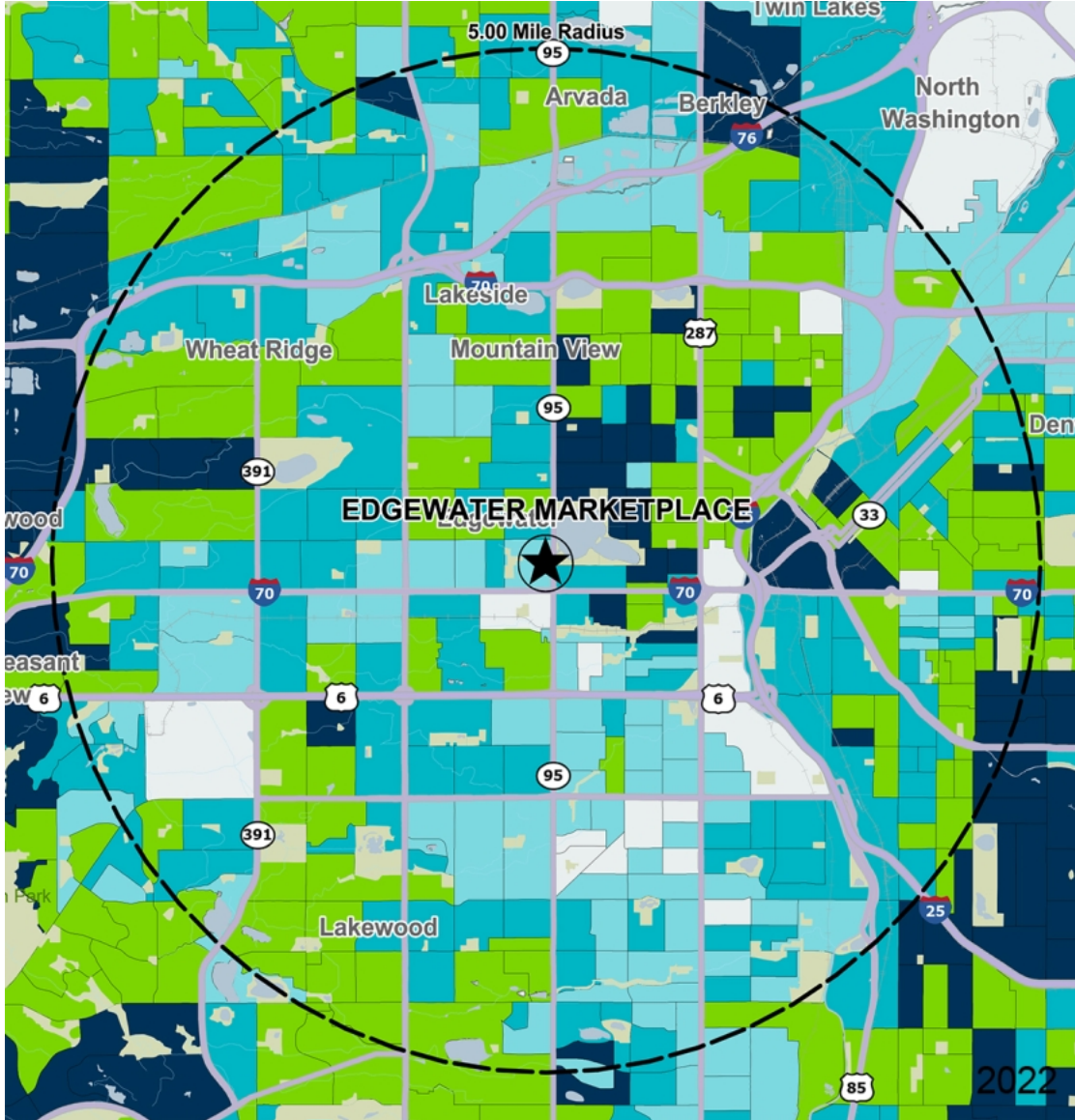


	TENANT	SQ FT
1	Ace Hardware	18,800
2	Great Clips	1,289
3	Cricket Wireless	1,100
4	Pet Well Clinic	1,214
5	King Soopers	76,560
7	Beyond Thai	1,540
8	Asuka Ramen & Poke	1,200
9	Hollywood Nails	1,000
10	Club Pilates	1,500
11	Lakefront Eye Care	1,636
12	Revive Chiropractic	1,120
13	Happy Lemon	1,280
14	Phenix 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 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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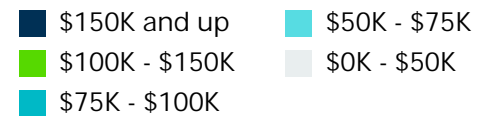
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	24,844	179,605	468,300
Daytime Pop	17,179	208,232	619,142
Households	10,571	76,398	211,784
Average HH Income	\$100,563	\$107,252	\$102,790
Median HH Income	\$67,344	\$75,610	\$75,525
Per Capita Income	\$43,616	\$46,184	\$47,328

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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



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