



# Edgewater Marketplace

Edgewater, CO

Denver-Aurora-Lakewood (CO)



**Nick Freddo**

Leasing Representative

(303) 529-0641

[nfreddo@kimcorealty.com](mailto:nfreddo@kimcorealty.com)







Google Earth

AERIAL



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





DENSITY AERIAL



## Property Overview

Edgewater Marketplace is anchored by grocer King Soopers and Ace Hardware, shadow anchored by Target. The center serves the daily needs of an eclectic community that includes established neighborhoods and modern multifamily campuses. Major thoroughfares and convenient public transit nodes have made this shopping center a retail nexus for the expansive, growing area just west of downtown Denver and around Sloan's Lake.

Nick Freddo

Leasing Representative | (303) 529-0641 | [nfreddo@kimcorealty.com](mailto:nfreddo@kimcorealty.com)



Available Non-Controlled

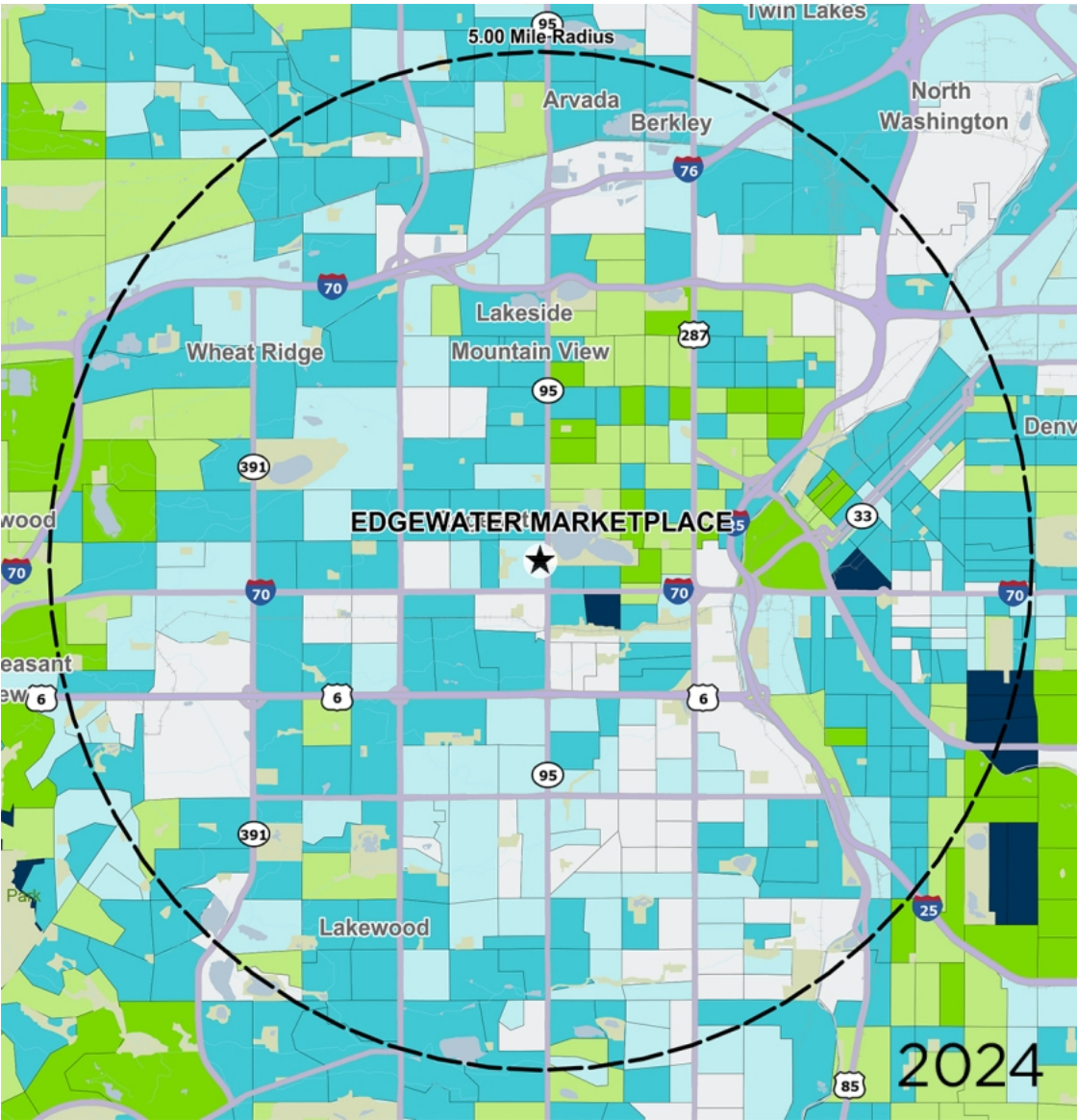


	TENANT	SQ FT
1	Ace Hardware	18,800
2	Great Clips	1,289
3	Cricket Wireless	1,100
4	Available	1,214
5	King Soopers	76,560
7	Beyond Pho	1,540
8	Asuka Ramen & Poke	1,200
9	Hollywood Nails	1,000
10	Club Pilates	1,500
11	Lakefront Eye Care	1,636
12	Hello Sugar Salon	1,120
13	Happy Lemon	1,280
14	Phenix Salon 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	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.

Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	23,838	174,507	473,186
Daytime Pop	16,324	214,445	634,932
Households	11,125	79,003	220,100
Average HH Income	\$122,488	\$127,443	\$120,730
Median HH Income	\$83,632	\$91,793	\$90,225
Per Capita Income	\$57,900	\$58,138	\$57,122

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com



# Edgewater Marketplace

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



**Nick Freddo**

Leasing Representative

(303) 529-0641

[nfreddo@kimcorealty.com](mailto:nfreddo@kimcorealty.com)