



River Point at Sheridan

Sheridan, CO

Denver-Aurora-Lakewood (CO)



Nick Freddo

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	335,990 SF
PARKING SPACES	5,093
PARKING RATIO	15.16 per 1,000 SF

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www.kimcorealty.com/120160



DENSITY AERIAL

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Available Potentially Available Non-Controlled



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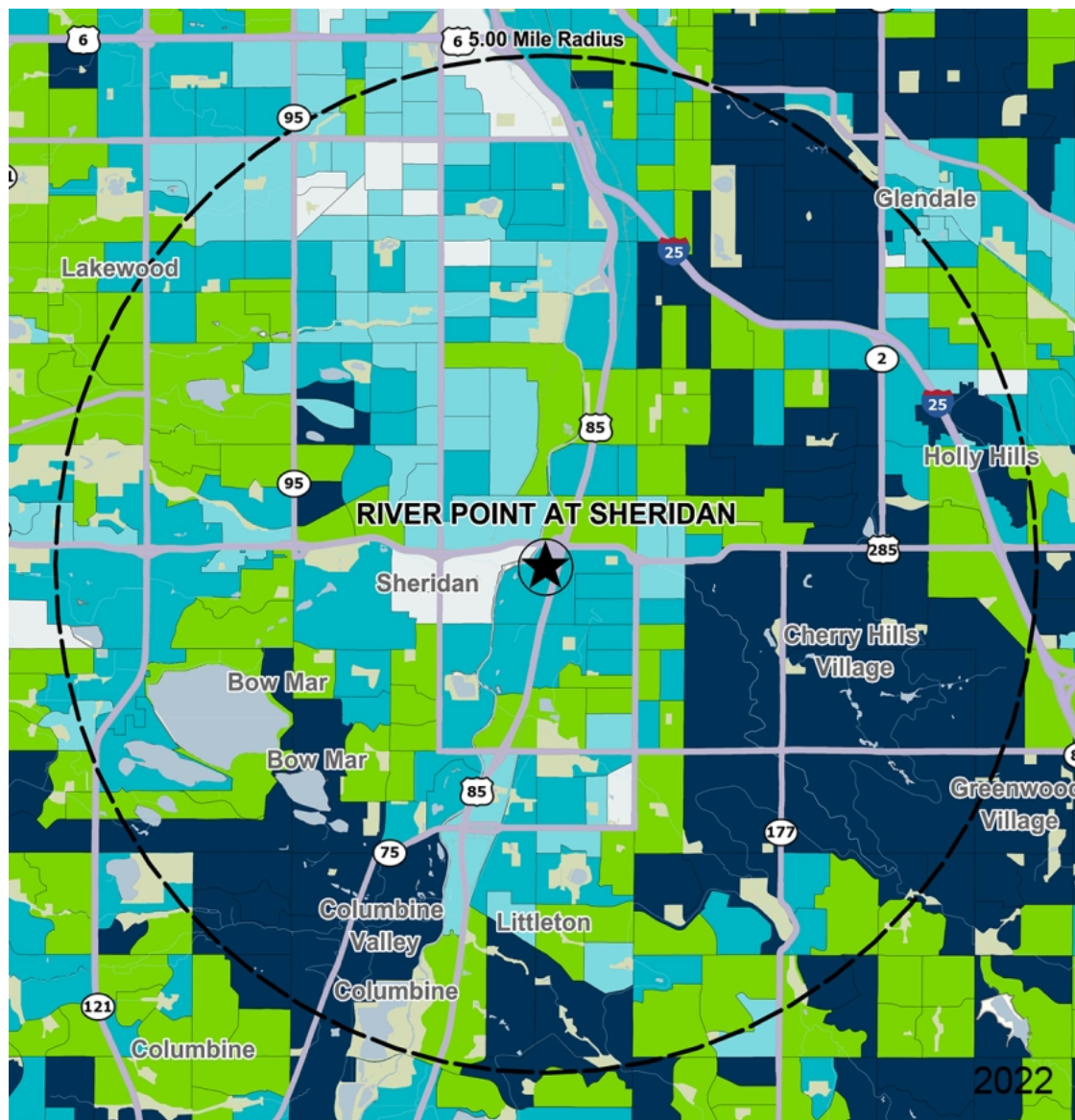
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Golden Corral	11,087	16 Conn's or Conn's HomePlus	42,485	33 Great Clips	1,128
2 Texas Roadhouse	6,995	18 Carl's Jr.	2,750	34 AT&T	1,891
3 HuHot Mongolian Grill	5,000	19 Chick-fil-A	4,227	35 Pho 4 U	3,007
5 Dollar Tree	10,236	21 River Point Dental Group & Ort	3,600	36 Bellco Credit Union	2,400
5A Five Below	9,814	22 Teriyaki Madness	1,406	37 South Platte Veterinary Hospital	3,000
7 Michaels Arts & Crafts	20,544	23 Massage Envy Englewood	3,300	38 Tea 4 U	1,170
8 PetSmart	17,837	24 Kimco Office	2,648	39 Milan Laser Hair Removal	1,500
9 Burlington	40,000	25 Sally Beauty Supply	2,032	40 Subway	1,446
10 Xfinity and/or Comcast	1,820	26 Ooh La La Nails	1,400	41 Bout Time Pub & Grub	4,028
11 America's Best Contacts & Eyeglasses	3,500	27 T-Mobile	2,500	42 Available	3,790
12 Reel Cajun Seafood	2,420	29 Chili's Bar and Grill	5,874	47 Starbucks	1,800
13 Parry's Pizzeria & Taphouse	5,074	30 Panera Bread Company	4,369	48 Cellular Plus	1,806
14 Buffalo Wild Wings	6,600	31 GameStop	1,240	49 Steak 'n Shake	3,315
15 Sportsmans Warehouse	30,381	32 The Joint	1,115	50 Regal Cinemas	55,455

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	9,143	130,134	349,576
Daytime Pop	19,266	167,755	398,239
Households	4,145	54,653	146,787
Average HH Income	\$91,882	\$107,057	\$117,623
Median HH Income	\$68,770	\$75,934	\$79,989
Per Capita Income	\$41,962	\$45,501	\$49,792

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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W Hampden Ave. & S Santa Fe Dr., Sheridan, CO



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