SIZE

103,639 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,652	14,933	30,912
Households	2,253	5,247	10,611
Median HH Income ($)	150,596	156,543	154,505

MAJOR TENANT(S)

Safeway
Starbucks
Domino's Pizza

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

LOCATION

8355 N. Rampart Range Road | Littleton, CO 80125

PROPERTY HIGHLIGHTS

- Anchored by a 43,035-square-foot Safeway

- National tenants include Starbucks, Subway, Snap Fitness, Domino's Pizza, Great Clips and Chase Bank

- Population exceeds 14,900 in a three-mile radius with an average household income over $183,500

- Located at the intersection of W. Waterton Road (10,900 VPD) and N. Rampart Range Road (9,100 VPD)
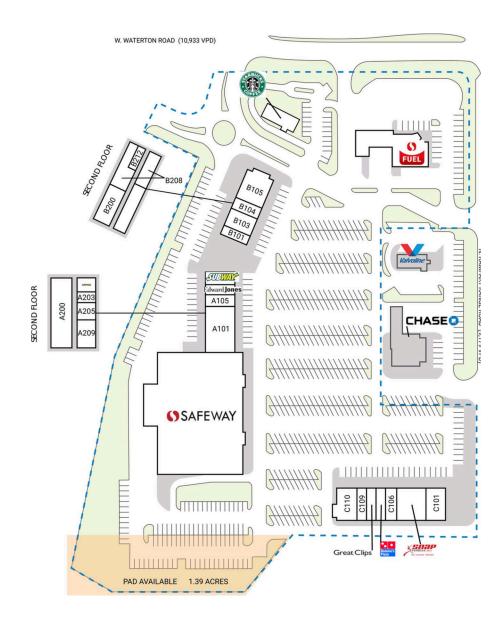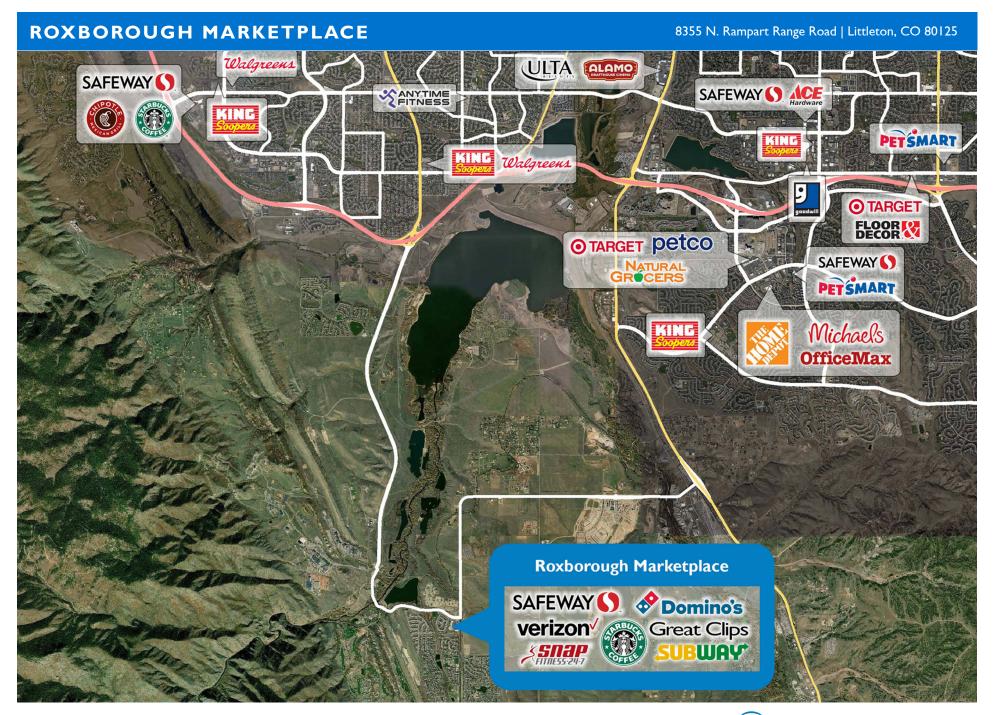
- Large Pad Site Available

PHILLIPS EDISON & COMPANY®

ROXBOROUGH MARKETPLACE

SPACE	TENANT	SQ. FT.
A101	Roxborough Liquors	4,964 SF
A105	Nails Gallery 2	1,250 SF
A106	Edward Jones	1,250 SF
A107	Subway	1,248 SF
A200	Douglas County Libraries	6,930 SF
A201	Office	739 SF
A203	Colorado Insurance Depot	688 SF
A205	Purple Mountain Chiropractic	1,207 SF
A209	Ortho House	1,955 SF
B101	Indian Fusions	1,748 SF
B103	RoxPaw Animal Clinic	1,991 SF
B104	Salon Lizzette	1,250 SF
B105	Waterton Tavern	3,724 SF
B200	Espire Dental	3,221 SF
B208	Trailstone Insurance Group	7,376 SF
B212	Douglas County Sheriff's Office	353 SF
C101	J.P. Asian Bistro	2,500 SF
C103	Snap Fitness	3,759 SF
C106	Roxborough Cleaners	1,435 SF
C107	Domino's Pizza	1,253 SF
C108	Great Clips	1,200 SF
C109	Rosa Mexican Kitchen	1,253 SF
C110	RE/MAX Edge	2,613 SF
OP1	Starbucks	2,017 SF
PAD	Safeway Fuel	4,200 SF
R1	Verizon	480 SF
SHAD1	Valvoline	
SHAD2	Chase Bank	
8355	Safeway	43,035 SF
TOTAL SQ. FT.		**103,639**

SITE LEGEND

- 🟧 Available
- ☐ Occupied
- 🟦 Leased (not occupied)
- ⬜ Owned by Others
- ⬛ Site Boundary

W. WATERTON ROAD (10,933 VPD)

SECOND FLOOR

B212
B208
B200
B105
B104
B103
B101

SECOND FLOOR

A200
A203
A205
A209

SUBWAY
Edward Jones
A105
A101

SAFEWAY

FUEL

Valvoline

CHASE

C110 C109 C106 C101

Great Clips
Domino's Pizza
Snap Fitness

PAD AVAILABLE   1.39 ACRES

PHILLIPS EDISON & COMPANY®

ROXBOROUGH MARKETPLACE

8355 N. Rampart Range Road | Littleton, CO 80125

Roxborough Marketplace

SAFEWAY · Domino's · verizon✓ · Great Clips · Snap FITNESS 24-7 · STARBUCKS COFFEE · SUBWAY

PHILLIPS EDISON & COMPANY®

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval

Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 39.483366   Longitude: -105.07552

Roxborough Marketplace **Littleton, CO**	**1.00 Mile Radius**	**3.00 Mile Radius**	**5.00 Mile Radius**
Population			
Q4 2023 Estimated Population	6,652	14,933	30,912
2028 Projected Population	9,044	20,477	37,230
2010 Census Population	5,567	9,481	23,720
2000 Census Population	2,642	4,942	15,662
1990 Census Population	1,346	2,387	3,277
Historical Annual Growth 1990 to 2000	6.98%	7.55%	16.93%
Historical Annual Growth 2000 to 2010	7.74%	6.73%	4.24%
Estimated Annual Growth 2010 to2023	1.30%	3.36%	1.94%
Projected Annual Growth 2023 to 2028	6.34%	6.52%	3.79%
Median Age	40.2	42.5	42.9
Households			
Q4 2023 Estimated Households	2,253	5,247	10,611
2028 Projected Households	3,062	7,191	12,829
2010 Census Households	1,820	3,268	7,931
2000 Census Households	912	1,774	5,239
1990 Census Households	467	844	1,179
Historical Annual Growth 1990 to 2000	6.91%	7.72%	16.08%
Historical Annual Growth 2000 to 2010	7.16%	6.30%	4.23%
Estimated Annual Growth 2010 to 2023	1.56%	3.50%	2.14%
Projected Annual Growth 2023 to 2028	6.32%	6.51%	3.87%
Population per Household	2.95	2.85	2.91
Population by Race			
White	79.3%	80.2%	80.1%
Black or African American	0.5%	0.4%	0.6%
Asian & Pacific Islander	1.9%	2.9%	3.1%
Other Races	6.2%	6.2%	5.1%
Hispanic Population	12.1%	10.3%	11.1%
Income			
Average Household Income	$171,461	$183,501	$181,541
Median Household Income	$150,596	$156,543	$154,505
Per Capita Income	$58,076	$64,476	$62,407
Education (Age 25+)			
Elementary	1.1%	0.9%	0.7%
Some High School	1.0%	1.1%	1.0%
High School Graduate	13.2%	12.4%	11.1%
Some College	18.4%	15.4%	17.5%
Associates Degree Only	13.8%	10.5%	8.1%
Bachelors Degree Only	41.1%	41.6%	41.6%
Graduate Degree	11.4%	18.1%	20.0%
Business			
Number of Businesses	114	282	619
Total Number of Employees	1,721	4,138	7,562
Employees per Business	15.16	14.67	12.22
Residential Population per Business	58.58	52.93	49.94

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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Data Source: Synergos Technologies Inc Austin, TX