

#### SIZE

53,970 square feet

#### **DEMOGRAPHICS**

I mile	3 mile	5 mile	
Population	n 117,984	241,531	
Households 4,941 46,185 96,470			
Median F	IH Income	,	

## MAJOR TENANT(S)

H&R Block Primo Hoagies Jet's Pizza King Soopers

#### LEASING CONTACT

Marissa Visconsi Mobile (303) 547-4386 mvisconsi@phillipsedison.com





#### LOCATION

8160-8290 South Holly Street | Centennial, CO 80122

#### PROPERTY HIGHLIGHTS

- Foxridge Plaza is a 53,988-square-foot shopping center shadowanchored by King Soopers
- National tenants include Jet's Pizza, H&R Block, Bank of America and Goodwill
- Located at the intersection of East County Line Road (23,400 VPD) and Holly Street (12,000 VPD)
- Population exceeds 117,900 in a three-mile radius with an average household income over \$160,600



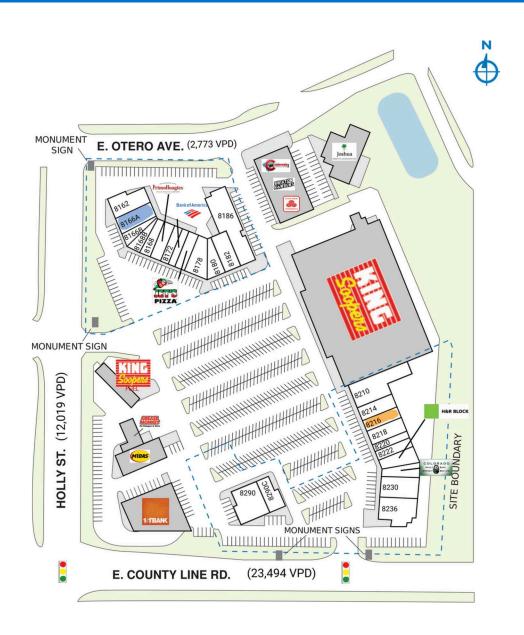
## MORE INFO

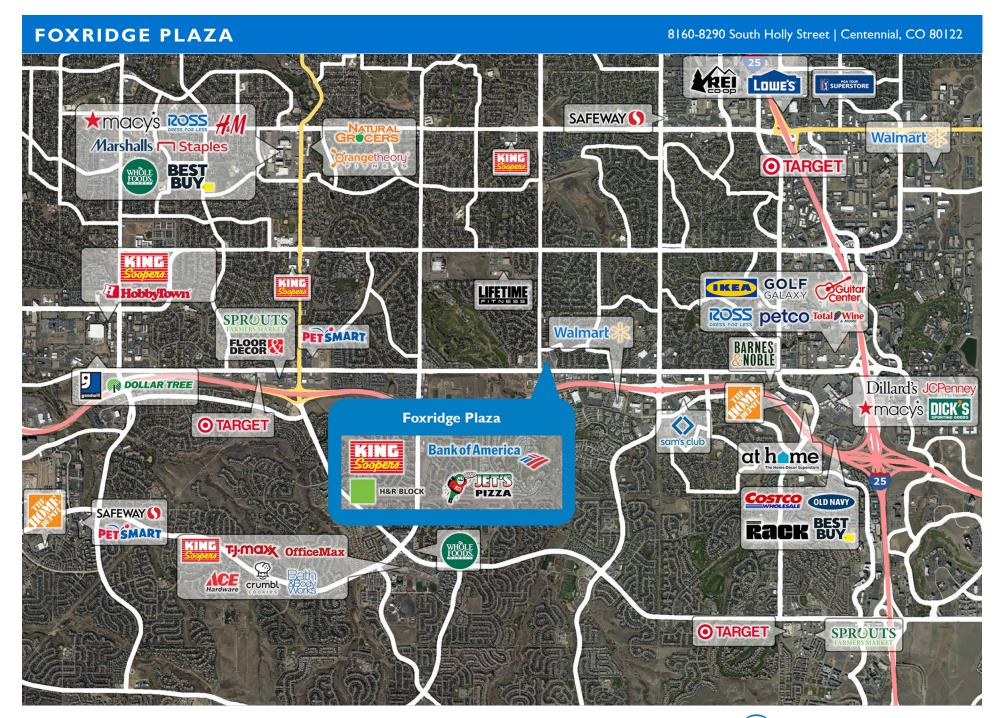
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# **FOXRIDGE PLAZA**

CLIAD	I Firms Donale			& Pilates	
SHADI First Bank		8186	F.U.E.L. Salon & Spa	4,545 SF	
SHAD2 Midas Muffler SHAD3 Grease Monkey SHAD4 King Soopers Fuel			8210	The Quilt Cabin	5,331 SF
			8214	Starting Strength Centennial	1,395 SF
SHAD!	5 King Soopers		8216	AVAILABLE	1,820 SF
8162	East Moon Asian Bistr	o3,072 SF	8218	USA Cleaners	1,132 SI
8166A	COMING AVAILABLE	€ 2,204 SF	8220	Foxridge Barber	933 SF
8166B	Smoking Vape Pipe &	738 SF	8222	BLU Medical Aesthetics	s 1,044 SF
0140	Tobacco	I 400 65	8224	H&R Block	1,651 SI
8168 8168B	Goodwill En-Spire Nutrition	1,482 SF 851 SF	8226	Colorado Vault & Safe Deposit Co.	1,650 SI
8170	Primo Hoagies	1,577 SF	8230	rairo o reaman	4,266 SI
8172	Wave the Grain	1,120 SF	0007	Restaurant	4 700 6
8174	Bank of America	1,120 SF	8236		4,702 SI
8176	Jet's Pizza	1,345 SF	8290		3,450 SI
8178	Foxridge Discount Liquors	2,452 SF		Marble Granite Direct	1,499 SI 53,970
8180	Image Nails	1,798 SF	1017		33,770
SITE	LEGEND				
	vailable eased (not occup	oied)	_	ccupied wned by Others	





# **Demographic Summary Report**

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Longitude: -104.921043

Latitude: 39.567669

Foxridge Plaza 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius Centennial, CO Q4 2023 Estimated Population 11,934 117,984 241,531 2028 Projected Population 12,086 118,602 244,199 2010 Census Population 11,516 110,951 213,901 2000 Census Population 10,188 104,694 183,866 **Population** 1990 Census Population 7,164 69,507 120,374 Historical Annual Growth 1990 to 2000 3.58% 4.18% 4.33% Historical Annual Growth 2000 to 2010 1.23% 0.58% 1.52% 0.89% Estimated Annual Growth 2010 to 2023 0.26% 0.45% Projected Annual Growth 2023 to 2028 0.25% 0.10% 0.22% 43.7 42.6 Median Age 41.5 Q4 2023 Estimated Households 4,941 96,470 46,185 2028 Projected Households 4,974 46,539 97,830 2010 Census Households 4,948 83,900 43,453 2000 Census Households 67,969 3,877 38,617 Households 1990 Census Households 2,455 23,970 42,663 4.77% Historical Annual Growth 1990 to 2000 4.68% 4.88% Historical Annual Growth 2000 to 2010 2.47% 1.19% 2.13% Estimated Annual Growth 2010 to 2023 -0.01% 0.44% 1.02% Projected Annual Growth 2023 to 2028 0.13% 0.15% 0.28% 2.54 Population per Household 2.42 2.48 White 77.9% 78.6% 77.2% Population by Race Black or African American 1.6% 1.5% 1.7% Asian & Pacific Islander 8.4% 6.4% 7.3% Other Races 5.4% 5.2% 5.0% 8.7% Hispanic Population 6.8% 8.2% Average Household Income \$166,634 \$160,635 \$167,769 ncome Median Household Income \$127,083 \$133,230 \$129,936 \$67,376 Per Capita Income \$68,992 \$63,131 0.7% 0.7% 0.7% Elementary Some High School 0.5% 1.2% 1.2% Education High School Graduate 10.8% 10.4% 10.7% Some College 17.7% 15.6% 16.3% Associates Degree Only 5.0% 6.5% 6.5% Bachelors Degree Only 38.1% 39.1% 39.1% Graduate Degree 27.1% 25.9% 26.2% **Number of Businesses** 533 6,357 16,132 Business 190,869 **Total Number of Employees** 5,605 77,478 **Employees per Business** 10.52 12.19 11.83 Residential Population per Business 22.39 18.56 14.97

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