

FAIRFIELD COMMONS

LAKEWOOD, CO



SIZE

143,276 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
15,279	155,071	402,835
Households		
6,586	60,052	168,974
Median HH Income (\$)		
68,673	66,316	75,985

MAJOR TENANT(S)

Sprouts Farmers Market
T.J. Maxx
Planet Fitness
Five Below
Starbucks

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com

LOCATION

98 Wadsworth Boulevard | Lakewood, CO 80226

PROPERTY HIGHLIGHTS

- Anchored by Sprouts, a leading grocer in the fresh market format
- Additional tenants include T.J. Maxx, Planet Fitness, Starbucks, Five Below, My Salon Suites, Five Guys and more
- Located in Lakewood, a suburb 7 miles west of downtown Denver, with a population exceeding 155,000 in a three-mile radius
- The center is located at the primary intersection of Wadsworth Boulevard and West 1st Avenue, which benefits from over 67,400 vehicles per day



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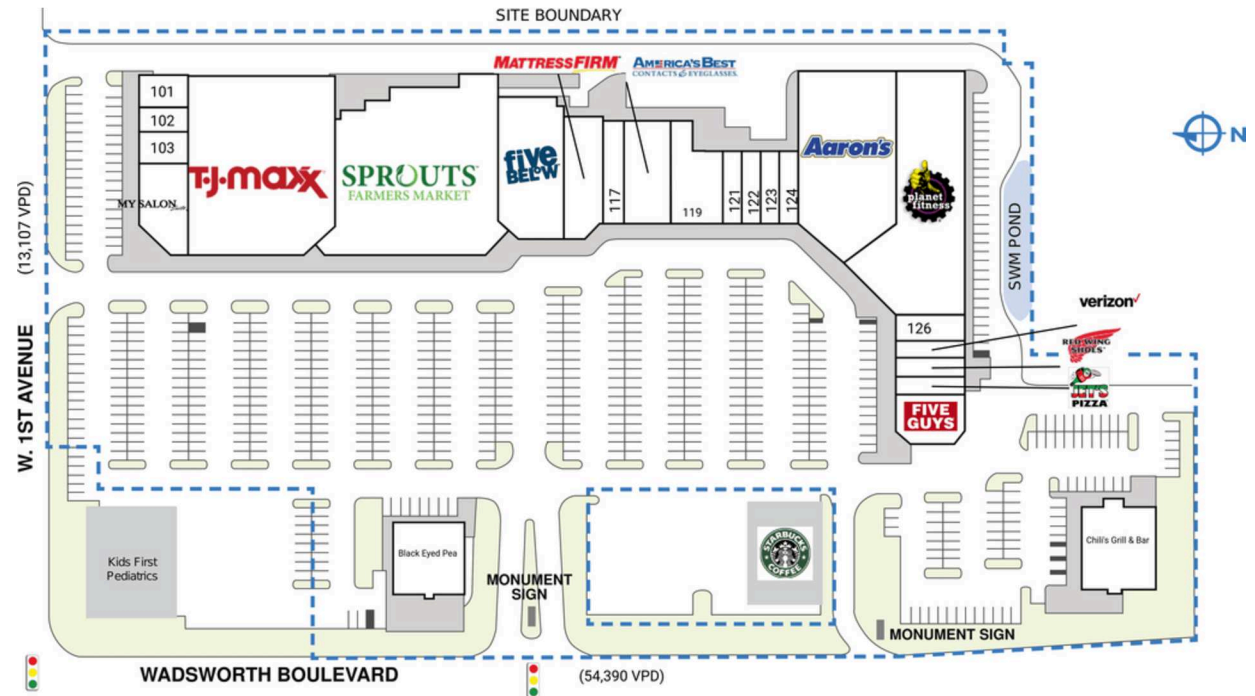
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SPACE	TENANT	SQ. FT.			
OUT1	Black-eyed Pea	5,000 SF	I19	Three Peaks Urgent Care	3,440 SF
OUT2	Chili's	6,117 SF	I21	Scenthound	1,400 SF
SHAD	Starbucks		I22	Zero Degrees	1,400 SF
SHAD1	Johannes & Harris Development		I23	Colorado Arches	1,400 SF
I01	Bingo AJ Liquors	1,400 SF	I24	Realm Chiropractic	1,356 SF
I02	Sunset Nails	1,000 SF	I25A	Aaron's	14,922 SF
I03	Anastasia's Beauty Studio	1,400 SF	I25B	Planet Fitness	20,000 SF
I08	My Salon Suites	4,542 SF	I26	Supplement Giant	1,960 SF
I09	T.J.Maxx	24,541 SF	I27	Verizon	1,120 SF
I12	Sprouts Farmers Market	26,416 SF	I28	Red Wing Shoes	1,400 SF
I15	Five Below	7,982 SF	I29	Jet's Pizza	1,400 SF
I16	Mattress Firm	5,400 SF	I30	Five Guys Burgers & Fries	2,880 SF
I17	Farm House Thai Eatery	2,800 SF			
I18	America's Best Contacts & Eyeglasses	4,000 SF			
			TOTAL SQ. FT.		143,276

SITE LEGEND

Available	Occupied
Leased (not occupied)	Owned by Others
Site Boundary	



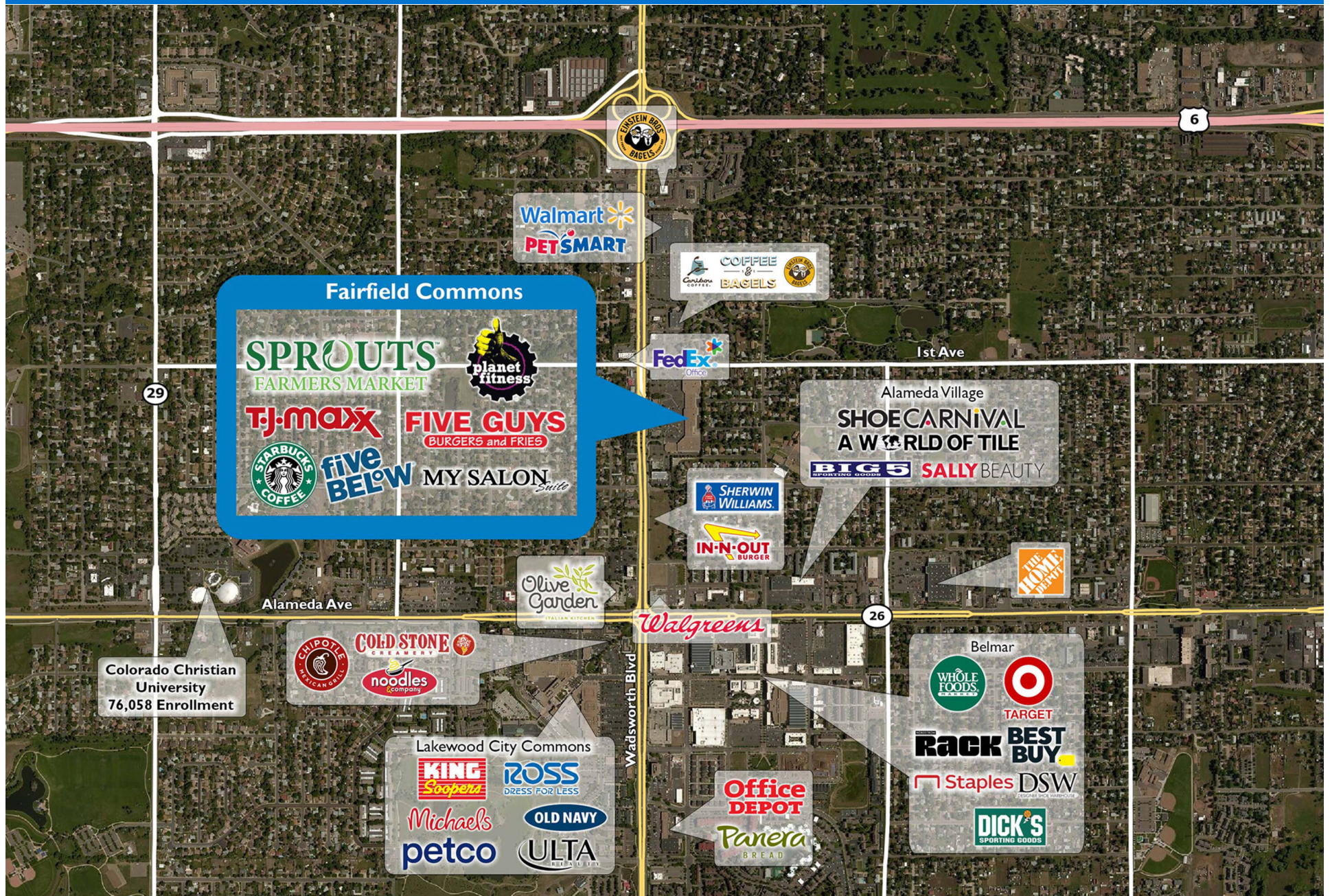
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Fairfield Commons Lakewood, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	15,279	155,071	402,835
	2027 Projected Population	15,302	156,438	411,296
	2010 Census Population	14,750	141,987	359,178
	2000 Census Population	13,399	144,505	364,437
	1990 Census Population	12,740	125,625	317,578
	Historical Annual Growth 1990 to 2000	0.51%	1.41%	1.39%
	Historical Annual Growth 2000 to 2010	0.97%	-0.18%	-0.15%
	Estimated Annual Growth 2010 to 2022	0.28%	0.69%	0.90%
	Projected Annual Growth 2022 to 2027	0.03%	0.18%	0.42%
	Median Age	38.1	37.9	39.2
Households	Q2 2022 Estimated Households	6,586	60,052	168,974
	2027 Projected Households	6,597	60,820	173,865
	2010 Census Households	6,364	54,733	148,609
	2000 Census Households	5,609	54,776	145,253
	1990 Census Households	5,161	49,784	129,078
	Historical Annual Growth 1990 to 2000	0.84%	0.96%	1.19%
	Historical Annual Growth 2000 to 2010	1.27%	-0.01%	0.23%
	Estimated Annual Growth 2010 to 2022	0.27%	0.73%	1.01%
	Projected Annual Growth 2022 to 2027	0.03%	0.25%	0.57%
	Population per Household	2.28	2.55	2.35
Population by Race	White	60.7%	49.2%	56.7%
	Black or African American	2.1%	1.7%	2.0%
	Asian & Pacific Islander	3.5%	2.4%	2.8%
	Other Races	2.9%	2.9%	3.0%
	Hispanic Population	30.7%	43.8%	35.6%
Income	Average Household Income	\$89,466	\$86,920	\$102,919
	Median Household Income	\$68,673	\$66,316	\$75,985
	Per Capita Income	\$39,058	\$34,015	\$43,630
Education (Age 25+)	Elementary	2.4%	6.2%	5.0%
	Some High School	6.9%	9.1%	6.6%
	High School Graduate	23.0%	25.7%	21.7%
	Some College	20.3%	19.9%	17.9%
	Associates Degree Only	6.4%	6.2%	6.2%
	Bachelors Degree Only	26.7%	22.4%	27.6%
	Graduate Degree	14.3%	10.5%	14.9%
Business	Number of Businesses	597	4,199	14,139
	Total Number of Employees	7,563	50,241	205,461
	Employees per Business	12.67	11.97	14.53
	Residential Population per Business	25.60	36.93	28.49

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