



SIZE

52,192 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,142	33,861	102,228
Households		
1,733	13,716	41,946
Median HH Income (\$)		
138,499	132,287	116,787

MAJOR TENANT(S)

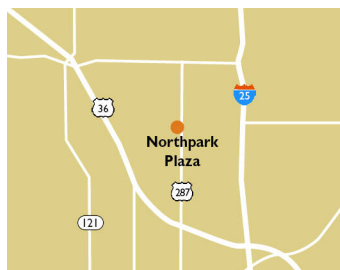
- Wendy's
- Batteries Plus Bulbs
- Pizza Hut
- The UPS Store
- King Soopers

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

10343 Federal Boulevard | Westminster, CO 80260

PROPERTY HIGHLIGHTS

- Grocery-anchored shopping center shadow-anchored by King Soopers
- National tenants include Pizza Hut, The UPS Store, Subway, Great Clips, H&R Block and Noodles & Company
- Located at the intersection of Federal Boulevard (29,640 VPD) and West 104th Avenue (27,020 VPD)
- Population exceeds 33,800 in a three-mile radius with an average household income greater than \$175,200



NORTHPARK PLAZA

10343 Federal Boulevard | Westminster, CO 80260

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
SHAD1	King Scoopers		343K	Great Clips	1,300 SF
SHAD2	Northpark Medical Center		343L	AVAILABLE	1,302 SF
SHAD3	Circle K		343M	Sunny's Tailors & Cleaners	1,300 SF
SHAD4	First Bank		343NO	Smile Heros Dental	3,011 SF
100	Premier Members Credit Union	1,781 SF	343P	Jewel of India	2,498 SF
200	Lucero's Mexican Restaurant	2,280 SF	343R	H&R Block	1,560 SF
343A	Subway	1,950 SF	355A	Northpark Liquors	3,400 SF
343C	Pizza Hut	1,560 SF	355C	Amy's Hallmark	4,000 SF
343D	AVAILABLE	2,467 SF	355E	CityVet	5,570 SF
343F	AVAILABLE	1,504 SF	355G	Luxe Nails	3,243 SF
343G	Salon Service Pros	1,560 SF	355H	Noodles & Company	3,107 SF
343H	Mika Sushi	1,300 SF	400	Batteries Plus Bulbs	1,680 SF
343I	AVAILABLE	1,039 SF	10335	Wendy's	3,480 SF
343J	The UPS Store	1,300 SF	TOTAL SQ. FT.		52,192

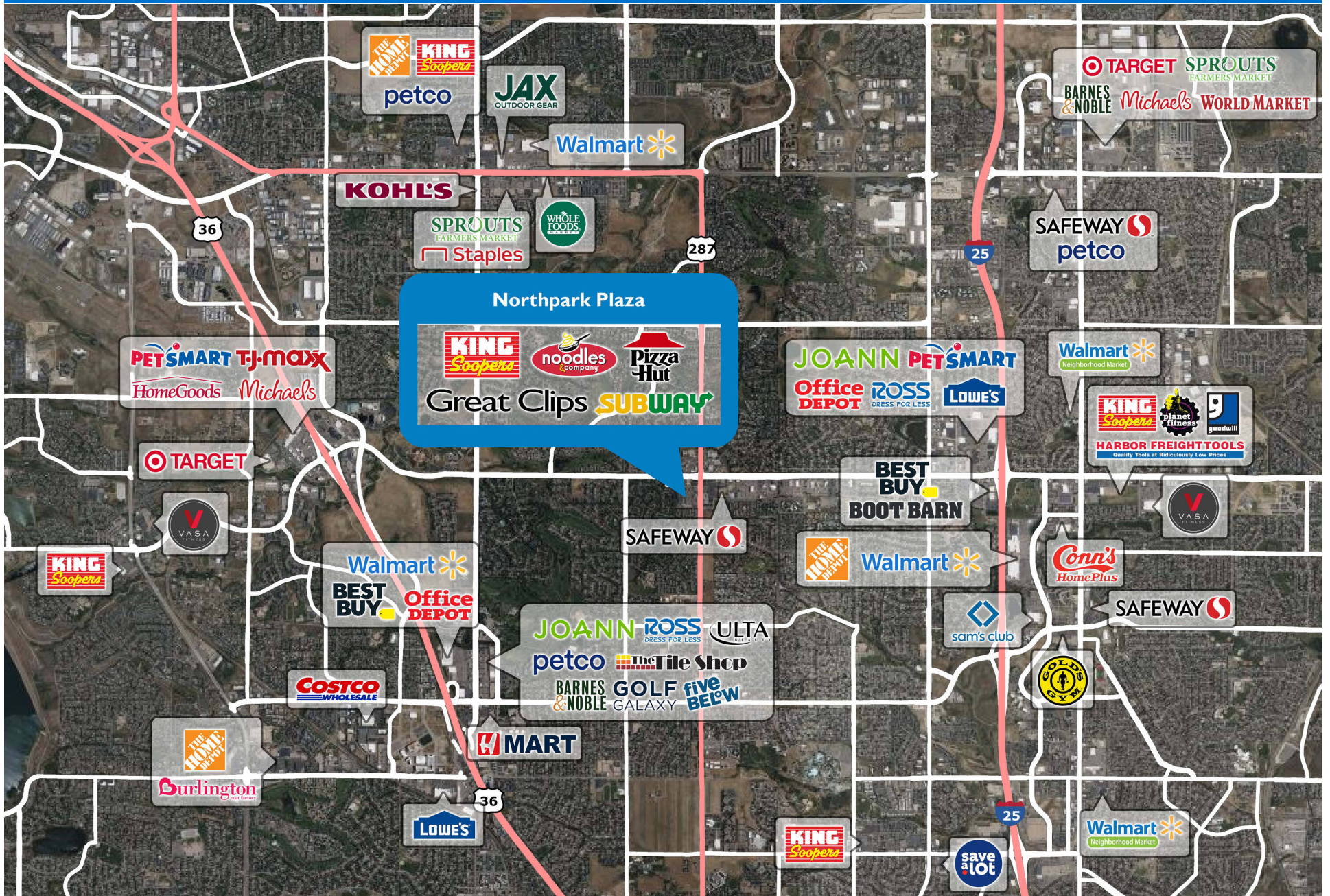
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

NORTHPARK PLAZA

10343 Federal Boulevard | Westminster, CO 80260



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 17, 2024



Latitude: 39.961976

Longitude: -105.174197

Northpark Plaza Westminster, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,142	33,861	102,228
	2028 Projected Population	4,053	32,882	104,174
	2010 Census Population	4,288	31,771	89,190
	2000 Census Population	4,271	29,703	82,391
	1990 Census Population	1,461	14,994	58,773
	Historical Annual Growth 1990 to 2000	11.33%	7.08%	3.44%
	Historical Annual Growth 2000 to 2010	0.04%	0.68%	0.80%
	Estimated Annual Growth 2010 to 2023	-0.25%	0.46%	1.00%
	Projected Annual Growth 2023 to 2028	-0.43%	-0.59%	0.38%
	Median Age	43.9	41.2	39.3
Households	Q4 2023 Estimated Households	1,733	13,716	41,946
	2028 Projected Households	1,696	13,343	42,941
	2010 Census Households	1,800	12,500	36,505
	2000 Census Households	1,672	11,246	32,702
	1990 Census Households	550	5,524	22,591
	Historical Annual Growth 1990 to 2000	11.76%	7.37%	3.77%
	Historical Annual Growth 2000 to 2010	0.74%	1.06%	1.11%
	Estimated Annual Growth 2010 to 2023	-0.27%	0.68%	1.02%
	Projected Annual Growth 2023 to 2028	-0.43%	-0.55%	0.47%
	Population per Household	2.37	2.45	2.34
Population by Race	White	80.7%	77.4%	77.9%
	Black or African American	0.5%	0.7%	1.0%
	Asian & Pacific Islander	8.3%	7.6%	6.2%
	Other Races	4.3%	5.5%	5.3%
	Hispanic Population	6.2%	8.8%	9.7%
Income	Average Household Income	\$172,948	\$175,279	\$160,581
	Median Household Income	\$138,499	\$132,287	\$116,787
	Per Capita Income	\$72,820	\$71,372	\$66,653
Education (Age 25+)	Elementary	2.1%	0.7%	0.9%
	Some High School	0.7%	0.7%	0.9%
	High School Graduate	7.8%	8.2%	7.9%
	Some College	13.3%	13.7%	12.7%
	Associates Degree Only	4.5%	6.1%	5.8%
	Bachelors Degree Only	38.5%	36.3%	38.0%
	Graduate Degree	33.1%	34.4%	33.8%
Business	Number of Businesses	293	1,639	5,948
	Total Number of Employees	2,504	15,014	57,784
	Employees per Business	8.54	9.16	9.72
	Residential Population per Business	14.13	20.66	17.19

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