



SIZE

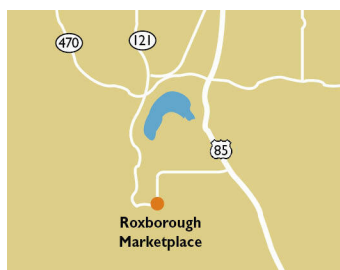
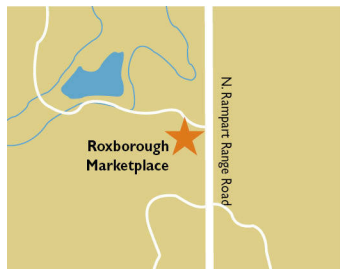
101,622 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
7,393	13,749	30,102
Households		
2,443	4,752	10,211
Median HH Income (\$)		
130,143	134,524	134,888

MAJOR TENANT(S)

Safeway
Domino's Pizza



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 13,700 in a three-mile radius with an average household income over \$160,000
- Located at the intersection of W. Waterton Road (10,900 VPD) and N. Rampart Range Road (9,100 VPD)
- Large Pad Site Available

LEASING CONTACT

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MORE INFO

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ROXBOROUGH MARKETPLACE

8355 N. Rampart Range Road | Littleton, CO 80125

SPACE	TENANT	SQ. FT.			
A101	Roxborough Liquors	4,964 SF	B212	Douglas County Sheriff's Office	353 SF
A105	Nails Gallery 2	1,250 SF	C101	J.P. Asian Bistro	2,500 SF
A106	Edward Jones	1,250 SF	C103	Snap Fitness	3,759 SF
A107	Subway	1,248 SF	C106	Roxborough Cleaners	1,435 SF
A200	Douglas County Libraries	6,930 SF	C107	Domino's Pizza	1,253 SF
A201	Office	739 SF	C108	Great Clips	1,200 SF
A203	Colorado Insurance Depot	688 SF	C109	Rosa Mexican Kitchen	1,253 SF
A205	Purple Mountain Chiropractic	1,207 SF	C110	RE/MAX Edge	2,613 SF
A209	Ortho House	1,955 SF	PAD	Safeway Fuel	4,200 SF
B101	Indian Fusions	1,748 SF	RI	Verizon	480 SF
B103	RoxPaw Animal Clinic	1,991 SF	SHAD1	Valvoline	
B104	Salon Lizzette	1,250 SF	SHAD2	Chase Bank	
B105	Waterton Tavern	3,724 SF	8355	Safeway	43,035 SF
B200	Espire Dental	3,221 SF	TOTAL SQ. FT.		101,622
B208	Trailstone Insurance Group	7,376 SF			

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.

ROXBOROUGH MARKETPLACE

8355 N. Rampart Range Road | Littleton, CO 80125



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Roxborough Marketplace Littleton, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	7,393	13,749	30,102
	2027 Projected Population	8,422	15,672	32,685
	2010 Census Population	5,204	9,477	23,049
	2000 Census Population	2,600	4,934	15,925
	1990 Census Population	1,200	2,404	3,663
	Historical Annual Growth 1990 to 2000	8.03%	7.45%	15.83%
	Historical Annual Growth 2000 to 2010	7.19%	6.74%	3.77%
	Estimated Annual Growth 2010 to 2022	2.79%	2.96%	2.12%
	Projected Annual Growth 2022 to 2027	2.64%	2.65%	1.66%
	Median Age	37.5	41.6	41.4
Households	Q2 2022 Estimated Households	2,443	4,752	10,211
	2027 Projected Households	2,787	5,417	11,114
	2010 Census Households	1,708	3,269	7,756
	2000 Census Households	867	1,770	5,396
	1990 Census Households	414	832	1,305
	Historical Annual Growth 1990 to 2000	7.66%	7.84%	15.26%
	Historical Annual Growth 2000 to 2010	7.02%	6.33%	3.69%
	Estimated Annual Growth 2010 to 2022	2.84%	2.98%	2.18%
	Projected Annual Growth 2022 to 2027	2.67%	2.65%	1.71%
	Population per Household	3.03	2.89	2.95
Population by Race	White	82.1%	84.2%	83.4%
	Black or African American	0.4%	0.4%	0.8%
	Asian & Pacific Islander	1.4%	1.8%	2.7%
	Other Races	4.4%	3.9%	2.9%
	Hispanic Population	11.6%	9.8%	10.2%
Income	Average Household Income	\$151,460	\$160,088	\$159,601
	Median Household Income	\$130,143	\$134,524	\$134,888
	Per Capita Income	\$50,047	\$55,329	\$54,145
Education (Age 25+)	Elementary	0.6%	0.5%	0.6%
	Some High School	0.9%	0.8%	0.8%
	High School Graduate	16.3%	14.8%	11.8%
	Some College	22.4%	20.7%	20.1%
	Associates Degree Only	12.9%	10.6%	7.5%
	Bachelors Degree Only	35.0%	36.4%	39.3%
	Graduate Degree	12.0%	16.2%	19.8%
Business	Number of Businesses	44	87	346
	Total Number of Employees	1,426	2,564	8,174
	Employees per Business	32.71	29.33	23.65
	Residential Population per Business	169.61	157.32	87.09

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