

WHEAT RIDGE MARKETPLACE

WHEAT RIDGE, CO



SIZE

103,438 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,217	132,846	365,239
Households		
6,260	60,415	156,364
Median HH Income (\$)		
74,721	77,801	79,113

MAJOR TENANT(S)

Safeway
Starbucks
Pet Supplies Plus
Chase Bank

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

3800-3928 Wadsworth Boulevard | Wheat Ridge, CO 80033

PROPERTY HIGHLIGHTS

- Anchored by Safeway
- Other national tenants include Pet Supplies Plus, AAA Auto, Starbucks, Burger King, McDonald's, Hearing Life, Baskin Robbins, Fantastic Sams and Jets Pizza
- Population exceeds 132,800 in a three-mile trade area
- Average household income is greater than \$103,900 in a three-mile radius



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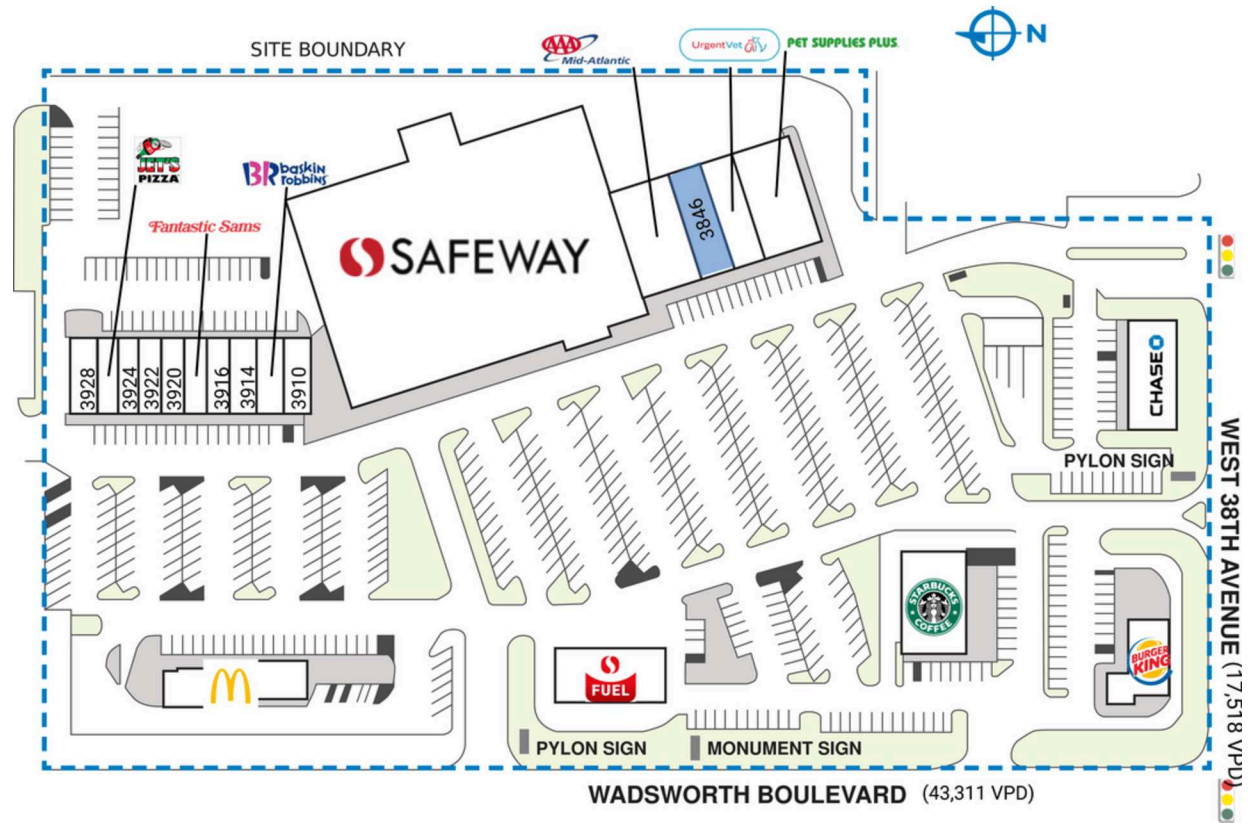
SPACE TENANT

SQ. FT.

FUEL	Safeway Fuel	
3800	Burger King	3,780 SF
3810	Chase Bank	4,200 SF
3820	Starbucks	5,222 SF
3830	Pet Supplies Plus	5,173 SF
3840	UrgentVet	2,500 SF
3846	COMING AVAILABLE	3,323 SF
3850	AAA	4,976 SF
3900	Safeway	55,220 SF
3902	McDonald's	4,946 SF
3910	D & M Liquor	2,152 SF
3912	Baskin Robbins	1,315 SF
3914	Advantage Cellular	1,061 SF
3916	Rocky Mountain Spine and Sport Physical Therapy	1,584 SF
3918	Fantastic Sams	1,323 SF
3920	Hearing Life	991 SF
3922	Five Star Nails	1,665 SF
3924	Cloudz Smoke & Vape	1,048 SF
3926	Jet's Pizza	1,587 SF
3928	Taco Rico Mexican Restaurant	1,372 SF
TOTAL SQ. FT.		103,438

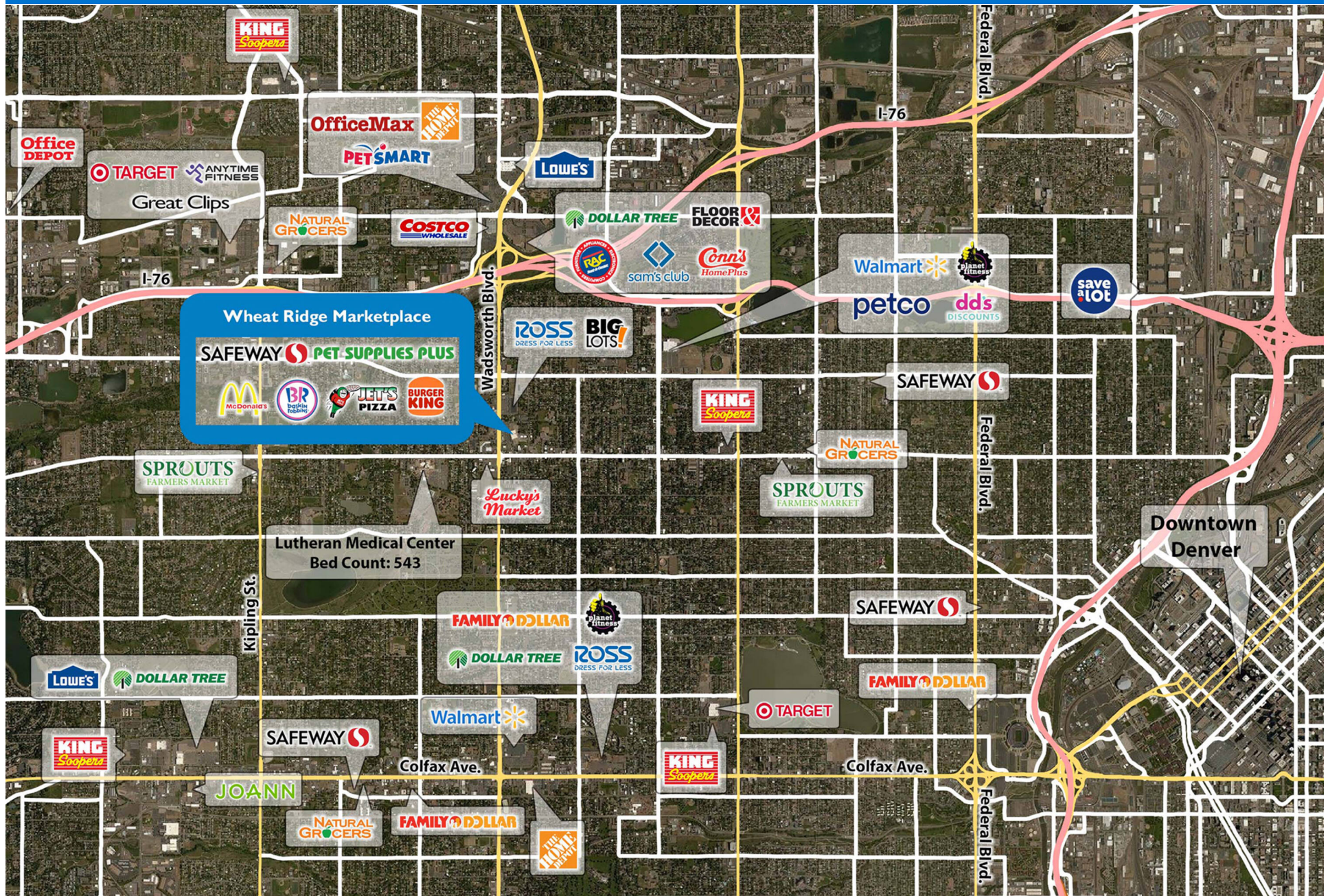
SITE LEGEND

 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



Wheat Ridge Marketplace Wheat Ridge, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	13,217	132,846	365,239
	2027 Projected Population	13,506	135,960	377,874
	2010 Census Population	12,111	119,068	318,209
	2000 Census Population	12,976	123,840	325,165
	1990 Census Population	11,951	112,512	286,990
	Historical Annual Growth 1990 to 2000	0.83%	0.96%	1.26%
	Historical Annual Growth 2000 to 2010	-0.69%	-0.39%	-0.22%
	Estimated Annual Growth 2010 to 2022	0.69%	0.86%	1.09%
	Projected Annual Growth 2022 to 2027	0.43%	0.46%	0.68%
	Median Age	45.9	41.2	39.5
Households	Q2 2022 Estimated Households	6,260	60,415	156,364
	2027 Projected Households	6,395	61,867	162,918
	2010 Census Households	5,718	53,849	134,074
	2000 Census Households	5,960	53,715	128,649
	1990 Census Households	5,419	48,761	114,662
	Historical Annual Growth 1990 to 2000	0.96%	0.97%	1.16%
	Historical Annual Growth 2000 to 2010	-0.41%	0.02%	0.41%
	Estimated Annual Growth 2010 to 2022	0.71%	0.91%	1.21%
	Projected Annual Growth 2022 to 2027	0.43%	0.48%	0.82%
	Population per Household	2.08	2.16	2.29
Population by Race	White	74.5%	68.2%	62.1%
	Black or African American	0.8%	1.4%	2.1%
	Asian & Pacific Islander	1.1%	1.7%	2.1%
	Other Races	3.2%	3.2%	3.1%
	Hispanic Population	20.4%	25.5%	30.6%
Income	Average Household Income	\$91,468	\$103,966	\$105,993
	Median Household Income	\$74,721	\$77,801	\$79,113
	Per Capita Income	\$43,916	\$47,901	\$46,092
Education (Age 25+)	Elementary	1.2%	2.7%	3.7%
	Some High School	3.4%	4.9%	6.0%
	High School Graduate	23.0%	21.6%	21.4%
	Some College	23.3%	19.3%	18.4%
	Associates Degree Only	7.1%	6.9%	6.5%
	Bachelors Degree Only	27.7%	28.3%	28.6%
	Graduate Degree	14.3%	16.3%	15.5%
Business	Number of Businesses	567	4,740	14,100
	Total Number of Employees	6,960	56,697	203,899
	Employees per Business	12.28	11.96	14.46
	Residential Population per Business	23.32	28.02	25.90

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