GOLDEN TOWN CENTER

GOLDEN, CO

SIZE

117,882 square feet

DEMOGRAPHICS

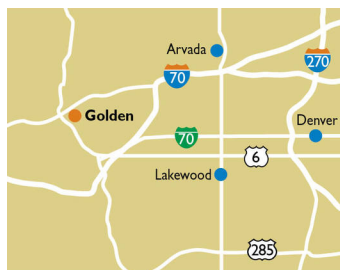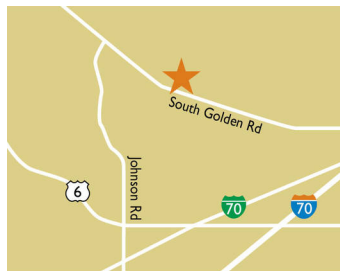|	1 mile	3 mile	5 mile
Population	5,913	42,941	116,542
Households	2,360	17,353	48,696
Median HH Income ($)	88,032	101,533	104,028

MAJOR TENANT(S)

King Soopers
Pet Supplies Plus
Pacific Dental
Wingstop

LEASING CONTACT

Marissa Visconsi
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MORE INFO

www.phillipsedison.com

LOCATION

17121-17221 South Golden Road | Golden, CO 80401

PROPERTY HIGHLIGHTS

- Anchored by King Soopers, the top grocer in the greater Denver area

- National tenants include Pacific Dental, Pet Supplies Plus, H&R Block, Wingstop and Pizza Hut

- Located off of South Golden Road which benefits from over 12,800 vehicles per day

- Population exceeds 42,900 people in a three-mile radius with an average HH income greater than $138,700

PHILLIPS EDISON & COMPANY®

GOLDEN TOWN CENTER

SPACE	TENANT	SQ. FT.
A100	COMING AVAILABLE	2,230 SF
A110	Live Aligned Health Center	2,237 SF
A115	Dumpling & Noodle	1,490 SF
A120	Pizza Hut	2,215 SF
A130	Pho Golden	2,285 SF
B100	Pet Supplies Plus	9,798 SF
C100	India's Best Curry & Grill	2,200 SF
C105	Wingstop	1,747 SF
C115	Golden Town Liquor	4,440 SF
C130	Papa Murphy's Pizza	1,480 SF
C135	AVAILABLE	1,480 SF
C140	Luxurious Nails & Spa	1,480 SF
C145	StretchLab	1,480 SF
C150	NextCare Urgent Care	4,440 SF
C165	AVAILABLE	1,482 SF
C170	H&R Block	1,924 SF
OUT1	Jiffy Lube	
OUT2	King Soopers Fuel	
OUT3	Advance Auto Parts	
OUT3A	Pacific Dental	3,507 SF
OUT3B	South Golden Pet Hospital	2,274 SF
OUT4	Sonic	
17171	King Soopers	69,693 SF
TOTAL SQ. FT.		**117,882**

SITE LEGEND

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

PHILLIPS EDISON & COMPANY®

Downtown Golden

South Golden Road

jiffy lube

Pizza Hut

PET SUPPLIES PLUS

KING Soopers

AT&T

Golden Town Center

H&R BLOCK

SONIC

NextCare URGENT CARE

Advance Auto Parts

WING STOP

Ulysses Street

SHERWIN WILLIAMS.

South Golden Road

PHILLIPS EDISON & COMPANY®

SAFEWAY

South Table Mountain Park

Golden Town Center

KING Soopers

PET SUPPLIES PLUS

WING STOP • Pizza Hut • PACIFIC DENTAL SERVICES

Golden High School Enrollment: 1,250

Denver West Village

WHOLE FOODS MARKET • OLD NAVY • Marshalls

DSW DESIGNER SHOE WAREHOUSE • BARNES & NOBLE

OfficeMax

Denver West Plaza

BEST BUY

Office DEPOT

DOLLAR TREE

O'Reilly AUTO PARTS

Walgreens

Advance Auto Parts

S Golden Rd

Ulysses St

Johnson Rd

Indiana St

I-70

Colorado Mills Mall

Burlington coat factory

DICK'S SPORTING GOODS • TARGET

five BELOW • H&M

THE HOME DEPOT

Staples

70

6

Red Rocks Hospital

93

40

petco

KOHL'S

0 _____ 1
miles

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Demographic Summary Report

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

Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 39.739483   Longitude: -105.192915

Golden Town Center Golden, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,913	42,941	116,542
	2028 Projected Population	6,230	45,125	121,004
	2010 Census Population	5,723	39,107	103,140
	2000 Census Population	5,175	37,561	101,126
	1990 Census Population	4,487	31,294	87,183
	Historical Annual Growth 1990 to 2000	1.44%	1.84%	1.49%
	Historical Annual Growth 2000 to 2010	1.01%	0.40%	0.20%
	Estimated Annual Growth 2010 to2023	0.24%	0.68%	0.89%
	Projected Annual Growth 2023 to 2028	1.05%	1.00%	0.75%
	Median Age	35.6	38.3	41.2
Households	Q4 2023 Estimated Households	2,360	17,353	48,696
	2028 Projected Households	2,505	18,303	50,627
	2010 Census Households	2,149	16,109	43,867
	2000 Census Households	1,991	15,328	41,826
	1990 Census Households	1,771	12,793	35,532
	Historical Annual Growth 1990 to 2000	1.18%	1.82%	1.64%
	Historical Annual Growth 2000 to 2010	0.77%	0.50%	0.48%
	Estimated Annual Growth 2010 to 2023	0.68%	0.54%	0.76%
	Projected Annual Growth 2023 to 2028	1.19%	1.07%	0.78%
	Population per Household	2.20	2.31	2.32
Population by Race	White	74.1%	80.8%	79.2%
	Black or African American	2.9%	1.2%	1.1%
	Asian & Pacific Islander	2.7%	3.0%	2.9%
	Other Races	3.7%	4.5%	5.0%
	Hispanic Population	16.7%	10.5%	11.8%
Income	Average Household Income	$110,148	$138,711	$137,674
	Median Household Income	$88,032	$101,533	$104,028
	Per Capita Income	$46,959	$57,699	$58,310
Education (Age 25+)	Elementary	0.5%	0.5%	1.0%
	Some High School	5.4%	2.7%	2.3%
	High School Graduate	25.0%	18.0%	17.5%
	Some College	19.3%	15.6%	17.1%
	Associates Degree Only	6.6%	5.4%	7.0%
	Bachelors Degree Only	25.3%	30.6%	31.6%
	Graduate Degree	17.7%	27.3%	23.5%
Business	Number of Businesses	350	2,764	6,634
	Total Number of Employees	5,494	31,962	69,856
	Employees per Business	15.71	11.56	10.53
	Residential Population per Business	16.91	15.54	17.57