



### SIZE

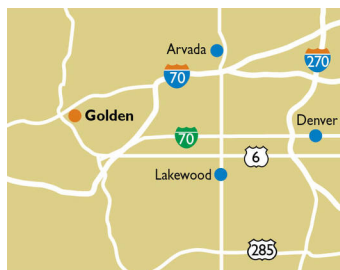
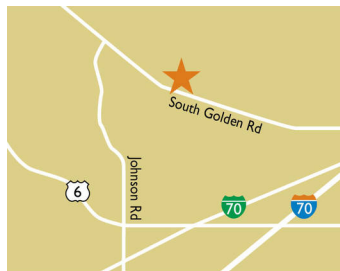
117,882 square feet

### DEMOGRAPHICS

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

### MAJOR TENANT(S)

King Soopers  
Pet Supplies Plus  
Wingstop



### 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 Pet Supplies Plus, H&R Block, Wingstop and Pizza Hut
- Located off of South Golden Road which benefits from 13,300 vehicles per day
- Population exceeds 42,900 people in a three-mile radius with an average HH income greater than \$138,700

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



# GOLDEN TOWN CENTER

17121-17221 South Golden Road | Golden, CO 80401

SPACE	TENANT	SQ. FT.
A100	COMING AVAILABLE	2,230 SF
A110	Live Aligned Health Center	2,237 SF
A115	COMING AVAILABLE	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	COMING AVAILABLE	4,440 SF
C130	Papa Murphy's Pizza	1,480 SF
C135	Golden Smoke	1,480 SF
C140	Luxurious Nails & Spa	1,480 SF
C145	StretchLab	1,480 SF
C150	NextCare Urgent Care	4,440 SF
C165	Pedego Golden & Burli's Bikes	1,482 SF
C170	H&R Block	1,924 SF
OUT1	Jiffy Lube	
OUT2	King Soopers Fuel	
OUT3	Advance Auto Parts	
OUT3A	AVAILABLE	3,507 SF
OUT3B	AT&T	2,274 SF
OUT4	Sonic	
17171	King Soopers	69,693 SF
TOTAL SQ. FT.		117,882

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> 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.



# GOLDEN TOWN CENTER

17121-17221 South Golden Road | Golden, CO 80401





# GOLDEN TOWN CENTER

17121-17221 South Golden Road | Golden, CO 80401





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



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 to 2023	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

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