WESTWOODS SHOPPING CENTER

ARVADA, CO

SIZE

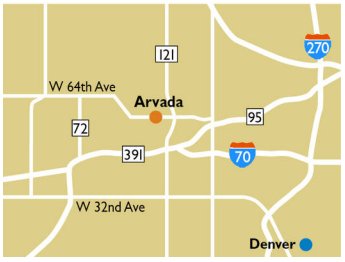
90,855 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
7,608	51,722	138,582
Households		
2,986	19,776	55,272
Median HH Income ($)		
151,088	134,807	116,215

MAJOR TENANT(S)

King Soopers
Kohl's
Key Bank



LOCATION

15400 W. 64th Avenue | Arvada, CO 80007

PROPERTY HIGHLIGHTS

- Neighborhood center anchored by King Soopers (a division of Kroger), the area's dominant grocer and shadow-anchored by Kohl's, Ace Hardware and Prestige Fitness
- King Soopers draws over 25,000 customers per week
- National tenants including Subway, Cold Stone Creamery, Buffalo Wild Wings, Key Bank and Sherwin Williams
- Located in an affluent and growing suburb of Denver with more than 51,700 residents with an average household income of more than $162,500 in the three mile trade area

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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SPACE	TENANT	SQ. FT.
OUT1	King Soopers Fuel	
SHAD2	Key Bank	
SHAD3	Kohl's	
SHAD4	Jiffy Lube	
SHAD5	UC Health	
SHAD6	First Bank	
SHAD8	Sherwin Williams	
001A	Takiza	2,413 SF
001B	Westwoods Cleaners	1,600 SF
002	100% Chiropractic	2,507 SF
003	Subway	1,300 SF
004	Westwood Nails	2,314 SF
006	Palm Beach Tan	2,255 SF
007	Mile High Wine Cellars	3,185 SF
008	Cold Stone Creamery	1,200 SF
009	European Wax Center	1,200 SF
0010	Sport Clips	1,644 SF
0011	Centre Salon	3,620 SF
0012	King Soopers	67,617 SF
TOTAL SQ. FT.		90,855

SITE LEGEND

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

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.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

Latitude: 39.811785 Longitude: -105.175677

Westwoods Shopping Center Arvada, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,608	51,722	138,582
	2028 Projected Population	7,828	53,162	142,894
	2010 Census Population	6,222	43,254	116,920
	2000 Census Population	4,210	36,343	111,287
	1990 Census Population	826	26,277	93,367
	Historical Annual Growth 1990 to 2000	17.69%	3.30%	1.77%
	Historical Annual Growth 2000 to 2010	3.98%	1.76%	0.49%
	Estimated Annual Growth 2010 to2023	1.47%	1.31%	1.24%
	Projected Annual Growth 2023 to 2028	0.57%	0.55%	0.61%
	Median Age	46.5	44.7	42.6
Households	Q4 2023 Estimated Households	2,986	19,776	55,272
	2028 Projected Households	3,072	20,315	57,001
	2010 Census Households	2,267	16,393	47,655
	2000 Census Households	1,410	13,075	43,272
	1990 Census Households	283	9,145	35,346
	Historical Annual Growth 1990 to 2000	17.40%	3.64%	2.04%
	Historical Annual Growth 2000 to 2010	4.86%	2.29%	0.97%
	Estimated Annual Growth 2010 to 2023	2.02%	1.37%	1.08%
	Projected Annual Growth 2023 to 2028	0.57%	0.54%	0.62%
	Population per Household	2.55	2.60	2.47
Population by Race	White	85.5%	85.3%	81.2%
	Black or African American	0.4%	0.5%	0.7%
	Asian & Pacific Islander	2.9%	2.2%	2.2%
	Other Races	4.6%	4.0%	4.2%
	Hispanic Population	6.5%	8.1%	11.6%
Income	Average Household Income	$184,666	$162,515	$143,544
	Median Household Income	$151,088	$134,807	$116,215
	Per Capita Income	$72,473	$62,390	$57,789
Education (Age 25+)	Elementary	0.4%	0.9%	1.0%
	Some High School	0.8%	2.0%	2.8%
	High School Graduate	9.9%	16.9%	18.5%
	Some College	14.9%	17.5%	17.5%
	Associates Degree Only	9.4%	7.4%	7.4%
	Bachelors Degree Only	36.8%	34.2%	32.3%
	Graduate Degree	28.0%	21.2%	20.4%
Business	Number of Businesses	350	1,712	5,010
	Total Number of Employees	2,177	11,628	41,287
	Employees per Business	6.22	6.79	8.24
	Residential Population per Business	21.74	30.21	27.66

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

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Data Source: Synergos Technologies Inc Austin, TX