



SIZE

143,276 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
15,901	152,515	394,713
Households		
6,886	61,400	61,400
Median HH Income (\$)		
71,882	74,280	84,120

MAJOR TENANT(S)

Sprouts Farmers Market
T.J. Maxx
Planet Fitness
Five Below
Starbucks

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

LOCATION

98 Wadsworth Boulevard | Lakewood, CO 80226

PROPERTY HIGHLIGHTS

- Anchored by Sprouts, a leading grocer in the fresh market format
- Additional tenants include T.J. Maxx, Planet Fitness, Starbucks, Five Below, My Salon Suites, Five Guys and more
- Located in Lakewood, a suburb 7 miles west of downtown Denver, with a population exceeding 152,500 in a three-mile radius
- The center is located at the primary intersection of Wadsworth Boulevard and West 1st Avenue, which benefits from over 67,400 vehicles per day



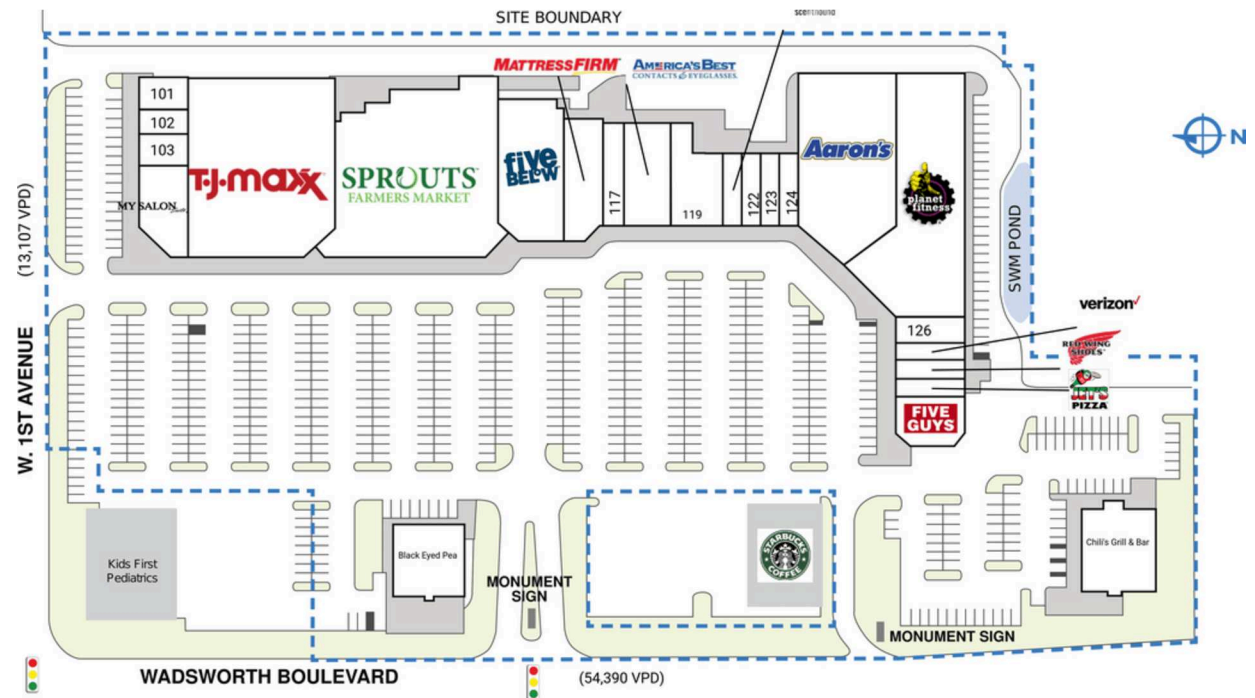
FAIRFIELD COMMONS

98 Wadsworth Boulevard | Lakewood, CO 80226

SPACE	TENANT	SQ. FT.			
OUT1	Black-eyed Pea	5,000 SF	I19	Three Peaks Urgent Care	3,440 SF
OUT2	Chili's	6,117 SF	I21	Scenthound	1,400 SF
SHAD	Starbucks		I22	Zero Degrees	1,400 SF
SHAD1	Johannes & Harris Development		I23	Colorado Arches	1,400 SF
I01	Bingo AJ Liquors	1,400 SF	I24	Realm Chiropractic	1,356 SF
I02	Sunset Nails	1,000 SF	I25A	Aaron's	14,922 SF
I03	Anastasia's Beauty Studio	1,400 SF	I25B	Planet Fitness	20,000 SF
I08	My Salon Suites	4,542 SF	I26	Supplement Giant	1,960 SF
I09	T.J.Maxx	24,541 SF	I27	Verizon	1,120 SF
I12	Sprouts Farmers Market	26,416 SF	I28	Red Wing Shoes	1,400 SF
I15	Five Below	7,982 SF	I29	Jet's Pizza	1,400 SF
I16	Mattress Firm	5,400 SF	I30	Five Guys Burgers & Fries	2,880 SF
I17	Farm House Thai Eatery	2,800 SF			
I18	America's Best Contacts & Eyeglasses	4,000 SF			
			TOTAL SQ. FT.		143,276

SITE LEGEND

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



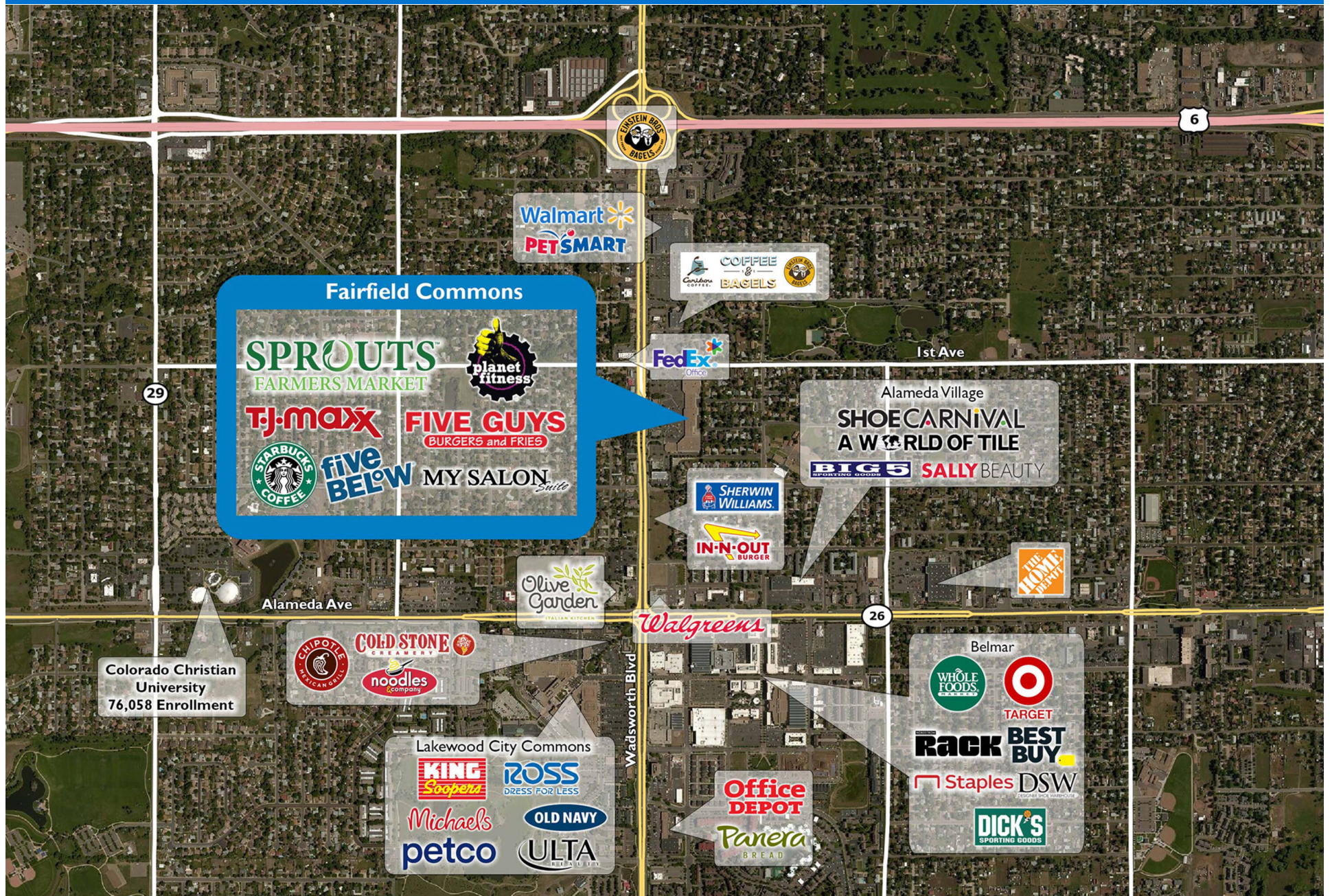
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.717062

Longitude: -105.079659

Fairfield Commons Lakewood, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,901	152,515	394,713
	2028 Projected Population	16,116	157,704	409,491
	2010 Census Population	14,457	142,662	358,603
	2000 Census Population	13,041	145,239	363,156
	1990 Census Population	12,344	125,592	316,873
	Historical Annual Growth 1990 to 2000	0.55%	1.46%	1.37%
	Historical Annual Growth 2000 to 2010	1.04%	-0.18%	-0.13%
	Estimated Annual Growth 2010 to 2023	0.69%	0.49%	0.70%
	Projected Annual Growth 2023 to 2028	0.27%	0.67%	0.74%
	Median Age	37.4	37.4	37.7
Households	Q4 2023 Estimated Households	6,886	61,400	169,432
	2028 Projected Households	6,982	63,783	176,532
	2010 Census Households	6,219	55,159	148,270
	2000 Census Households	5,448	55,045	144,695
	1990 Census Households	5,020	49,643	129,221
	Historical Annual Growth 1990 to 2000	0.82%	1.04%	1.14%
	Historical Annual Growth 2000 to 2010	1.33%	0.02%	0.24%
	Estimated Annual Growth 2010 to 2023	0.74%	0.78%	0.98%
	Projected Annual Growth 2023 to 2028	0.28%	0.76%	0.82%
	Population per Household	2.22	2.44	2.30
Population by Race	White	59.2%	50.3%	57.2%
	Black or African American	2.5%	2.2%	2.4%
	Asian & Pacific Islander	3.6%	2.9%	3.2%
	Other Races	4.0%	4.4%	4.5%
	Hispanic Population	30.8%	40.3%	32.7%
Income	Average Household Income	\$92,819	\$96,303	\$112,251
	Median Household Income	\$71,882	\$74,280	\$84,120
	Per Capita Income	\$41,402	\$39,252	\$48,722
Education (Age 25+)	Elementary	3.0%	5.9%	4.5%
	Some High School	6.2%	8.7%	6.2%
	High School Graduate	23.7%	24.8%	20.7%
	Some College	19.6%	19.3%	17.6%
	Associates Degree Only	6.5%	6.4%	6.3%
	Bachelors Degree Only	26.7%	23.6%	29.0%
	Graduate Degree	14.3%	11.3%	15.7%
Business	Number of Businesses	906	5,675	19,167
	Total Number of Employees	8,923	50,725	191,959
	Employees per Business	9.85	8.94	10.02
	Residential Population per Business	17.55	26.87	20.59

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