## WHEAT RIDGE MARKETPLACE

#### WHEAT RIDGE, CO



#### SIZE

103,115 square feet

#### DEMOGRAPHICS

l mile	3 mile	5 mile				
Population						
13,371	133,672	363,321				
Households						
Households						
6,197	61,230	160,214				

Median HH Income (\$) 80.055 86.125 88.064

#### MAJOR TENANT(S)

Safeway Starbucks Pet Supplies Plus Chase Bank

#### LEASING CONTACT

Marissa Visconsi Mobile (303) 547-4386 mvisconsi@phillipsedison.com

MORE INFO www.phillipsedison.com

Wadsworth Blvd	Wheat Ridge Marketplace
West 38th Ave	
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	76

# Wheat Ridge

#### 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 \$114,300 in a threemile radius

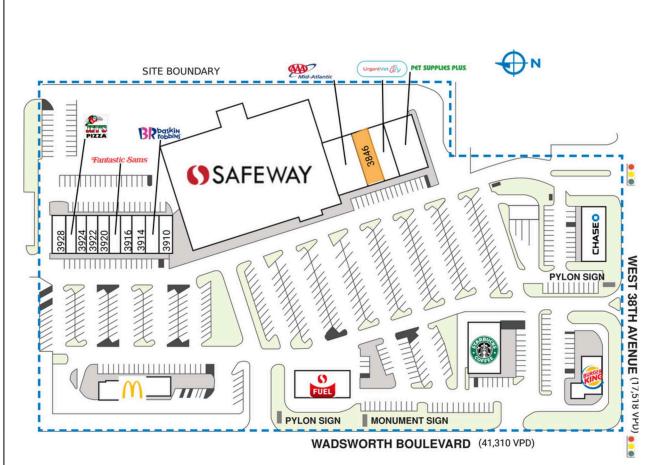


# PHILLIPS EDISON & COMPANY®

# WHEAT RIDGE MARKETPLACE

3800-3928 Wadsworth Boulevard	Wheat Ridge	e, CO 80033
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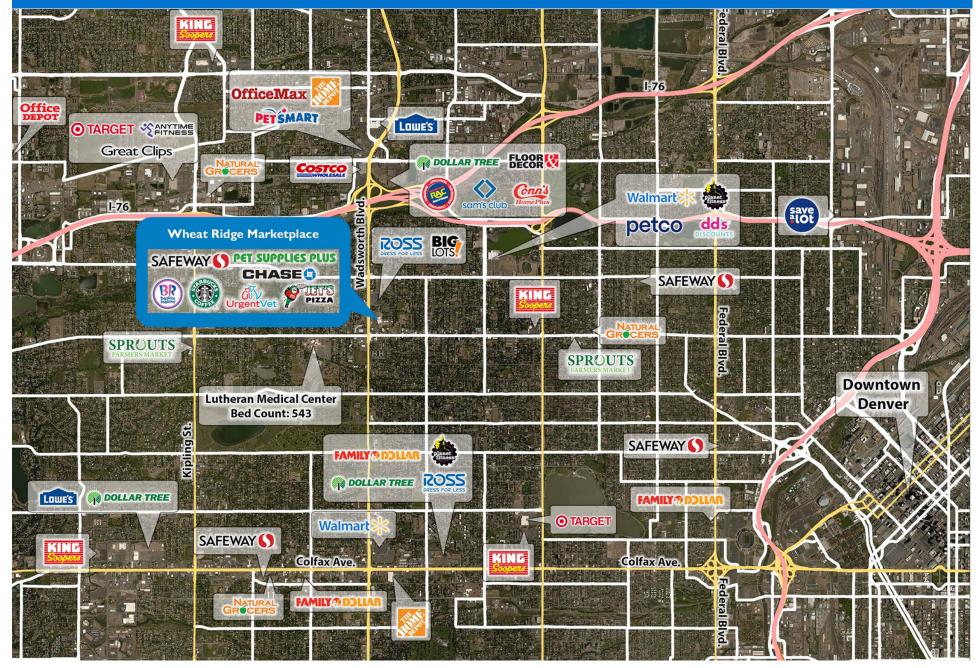
FUEL	Safeway Fuel	
3800	, Burger King	3,780 SF
3810	Chase Bank	4,200 SF
3820	Starbucks	5,222 SF
3830	Pet Supplies Plus	5,173 SF
3840	UrgentVet	2,500 SF
3846	AVAILABLE	3,000 SF
3850	AAA	4,976 SI
3900	Safeway	55,220 SF
3902	McDonald's	4,946 SF
3910	D & M Liquor	2,152 SF
3912	Baskin Robbins	1,315 SF
3914	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.		103,115





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HILLIPS EDISON & COMPANY®

# Demographic Summary Report

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

Apr 17, 2024



Latitude: 39.771158

Longitude: -105.079749

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	it Ridge Marketplace it Ridge, CO	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	O4 2022 Estimated Deputation	10 071	100 670	262 201
	Q4 2023 Estimated Population	13,371 14,379	133,672 139,040	363,321
	2028 Projected Population 2010 Census Population	14,379		376,659
	•	12,882	120,319	318,679 325,402
5	2000 Census Population		125,190	325,492
atic	1990 Census Population	11,831	113,983	287,105
Population	Historical Annual Growth 1990 to 2000	0.85%	0.94%	1.26%
Po	Historical Annual Growth 2000 to 2010	-0.72%	-0.40%	-0.21%
	Estimated Annual Growth 2010 to2023	0.80%	0.77%	0.96%
	Projected Annual Growth 2023 to 2028	1.46%	0.79%	0.72%
	Median Age	44.0	39.0	37.7
	Q4 2023 Estimated Households	6,197	61,230	160,214
	2028 Projected Households	6,674	63,822	166,393
	2010 Census Households	5,656	54,460	134,379
	2000 Census Households	5,917	54,214	128,661
Households	1990 Census Households	5,411	49,272	114,844
iseh	Historical Annual Growth 1990 to 2000	0.90%	0.96%	1.14%
hou	Historical Annual Growth 2000 to 2010	-0.45%	0.05%	0.44%
<b>_</b>	Estimated Annual Growth 2010 to 2023	0.67%	0.86%	1.29%
	Projected Annual Growth 2023 to 2028	1.50%	0.83%	0.76%
	Population per Household	2.13	2.14	2.22
_	White	72.8%	67.8%	63.2%
ion Ce	Black or African American	1.0%	1.6%	2.2%
opulatio by Race	Asian & Pacific Islander	1.5%	2.0%	2.4%
Population by Race	Other Races	4.4%	4.7%	4.8%
₽	Hispanic Population	20.4%	23.9%	27.4%
	Average Household Income	¢101.106	¢111.071	\$116,029
me	Median Household Income	\$101,106 \$20,055	\$114,371 \$86,125	
Incom	Per Capita Income	\$80,055 \$47,503	\$86,125 \$53,023	\$88,064 \$51,937
	Elementary	1.3%	2.6%	3.4%
ج ج	Some High School	3.7%	4.8%	5.6%
atio	High School Graduate	22.7%	20.7%	20.2%
Education (Age 25+)	Some College	22.2%	18.2%	17.7%
Бd	Associates Degree Only	8.0%	6.8%	6.2%
	Bachelors Degree Only	27.8%	29.5%	30.4%
	Graduate Degree	14.2%	17.4%	16.4%
Ś	Number of Businesses	928	6,354	17,918
		020		
nes:				183.240
Business	Total Number of Employees Employees per Business	7,838 8.45	52,593 8.28	183,240 10.23