



SIZE

103,115 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,371	133,672	363,321
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

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MORE INFO

www.phillipsedison.com



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 three-mile radius



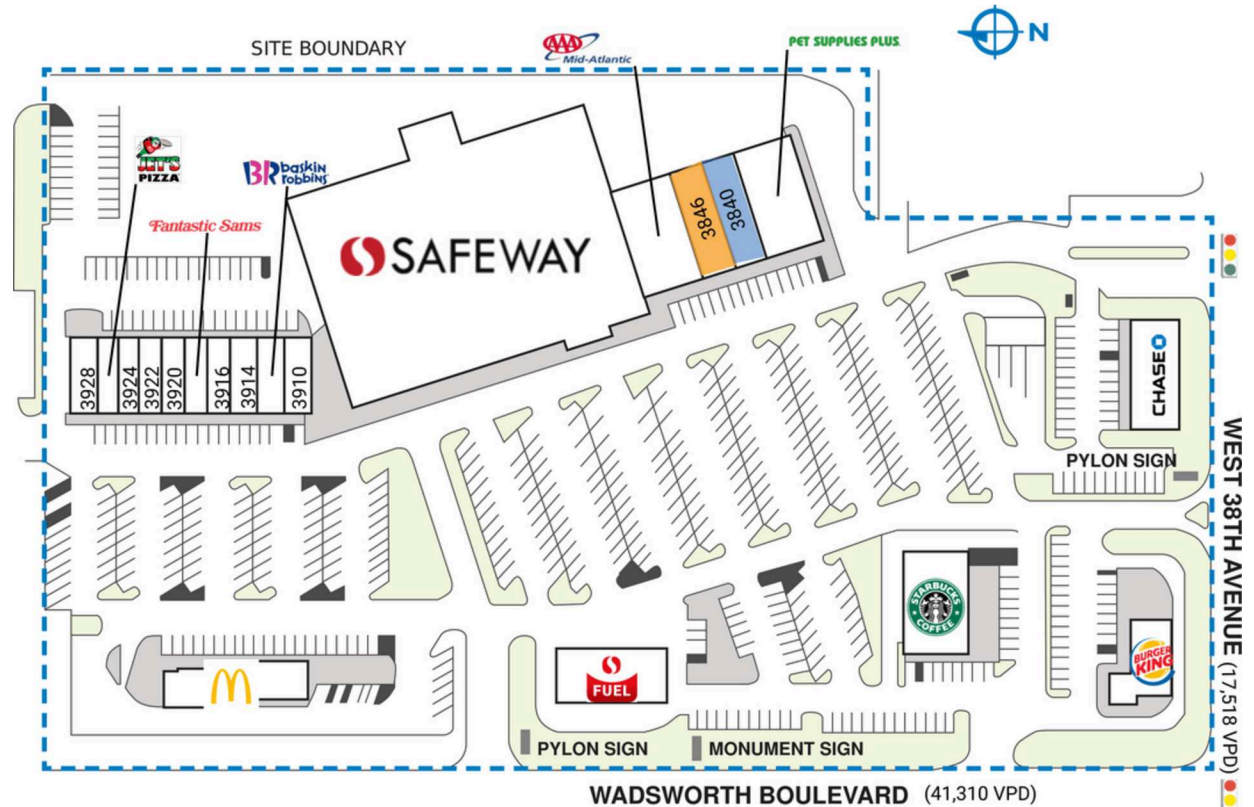
WHEAT RIDGE MARKETPLACE

3800-3928 Wadsworth Boulevard | Wheat Ridge, CO 80033

SPACE	TENANT	SQ. FT.
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	COMING AVAILABLE	2,500 SF
3846	AVAILABLE	3,000 SF
3850	AAA	4,976 SF
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

SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- 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.

WHEAT RIDGE MARKETPLACE

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.771158

Longitude: -105.079749

Wheat Ridge Marketplace Wheat Ridge, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	13,371	133,672	363,321
	2028 Projected Population	14,379	139,040	376,659
	2010 Census Population	11,988	120,319	318,679
	2000 Census Population	12,882	125,190	325,492
	1990 Census Population	11,831	113,983	287,105
	Historical Annual Growth 1990 to 2000	0.85%	0.94%	1.26%
	Historical Annual Growth 2000 to 2010	-0.72%	-0.40%	-0.21%
	Estimated Annual Growth 2010 to 2023	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
Households	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
	1990 Census Households	5,411	49,272	114,844
	Historical Annual Growth 1990 to 2000	0.90%	0.96%	1.14%
	Historical Annual Growth 2000 to 2010	-0.45%	0.05%	0.44%
	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
Population by Race	White	72.8%	67.8%	63.2%
	Black or African American	1.0%	1.6%	2.2%
	Asian & Pacific Islander	1.5%	2.0%	2.4%
	Other Races	4.4%	4.7%	4.8%
	Hispanic Population	20.4%	23.9%	27.4%
Income	Average Household Income	\$101,106	\$114,371	\$116,029
	Median Household Income	\$80,055	\$86,125	\$88,064
	Per Capita Income	\$47,503	\$53,023	\$51,937
Education (Age 25+)	Elementary	1.3%	2.6%	3.4%
	Some High School	3.7%	4.8%	5.6%
	High School Graduate	22.7%	20.7%	20.2%
	Some College	22.2%	18.2%	17.7%
	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%
Business	Number of Businesses	928	6,354	17,918
	Total Number of Employees	7,838	52,593	183,240
	Employees per Business	8.45	8.28	10.23
	Residential Population per Business	14.41	21.04	20.28

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