



SIZE

208,319 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,679	81,020	127,246
Households	5,941	31,951	51,204
Median HH Income (\$)	87,081	73,591	92,293

MAJOR TENANT(S)

Safeway
Dollar Tree
O'Reilly Auto Parts

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

4760-4800 Baseline Road | Boulder, CO 80303

PROPERTY HIGHLIGHTS

- Anchored by Safeway, the number two grocer in the Boulder area
- Additional tenants include Dollar Tree, Walgreens and O'Reilly Auto Parts
- Located in Boulder, home to the University of Colorado, with a population exceeding 81,000 in a three-mile radius and an average household income greater than \$122,400
- The center is located at the intersection of Baseline Road and Foothills Parkway, which benefits from over 63,711 vehicles per day



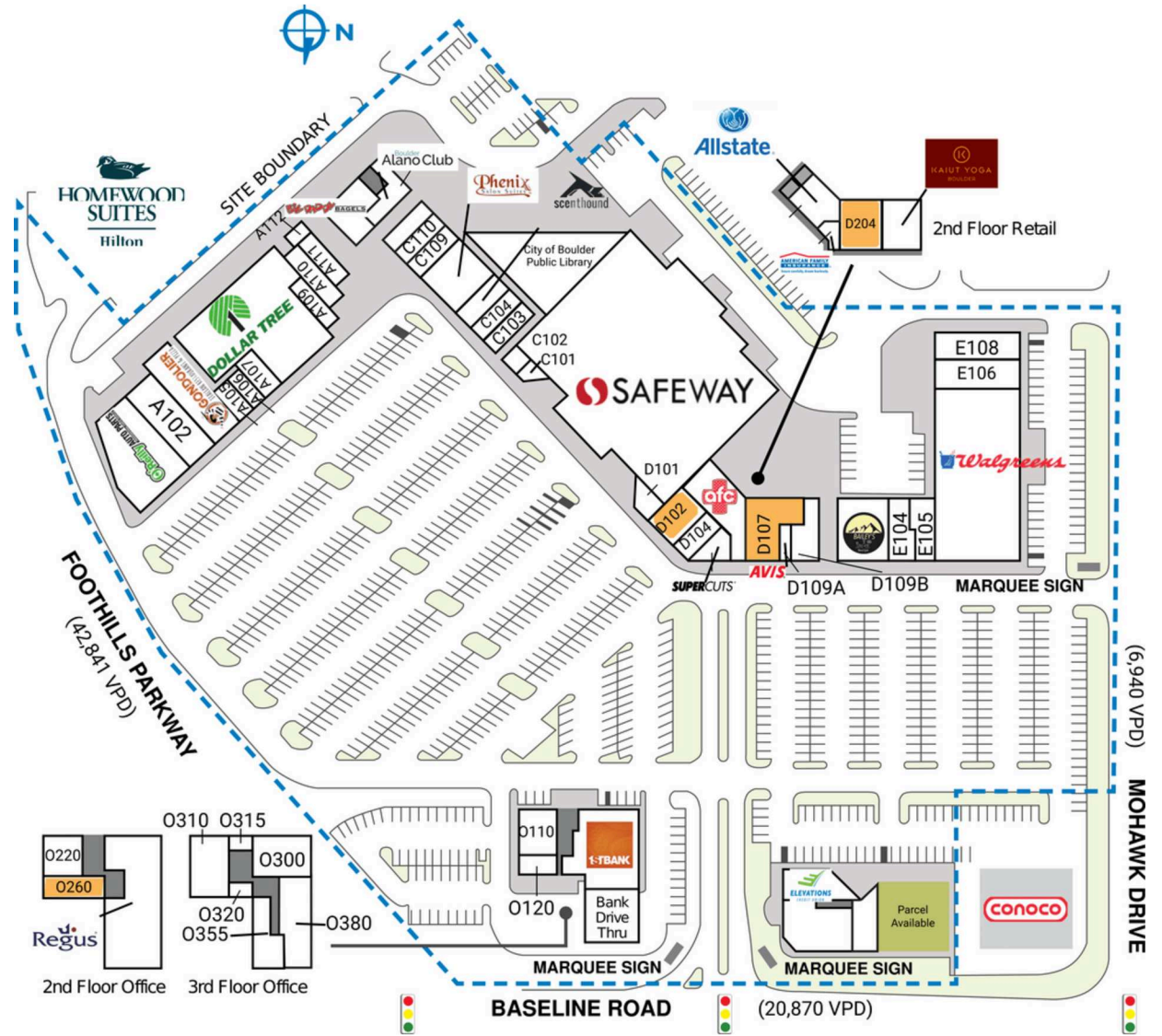
MEADOWS ON THE PARKWAY

4760-4800 Baseline Road | Boulder, CO 80303

SPACE	TENANT	SQ. FT.		SQ. FT.
A101	O'Reilly Auto Parts	6,673 SF	D109A	Avis Car Rental 398 SF
A102	The State of Colorado	4,387 SF	D109B	Carefree Massage 1,916 SF
A104	The Gondolier Italian Eatery	5,176 SF	D200	Allstate Insurance 2,373 SF
A105	Jasmine Nails	1,419 SF	D203	American Family Insurance 764 SF
A106	Chiro Now!	1,086 SF	D204 AVAILABLE	2,688 SF
A107	Mt. Everest Cuisine	1,914 SF	D206	Kaiut Yoga Boulder 3,147 SF
A108	Dollar Tree	11,640 SF	E101	Bailey's Wine & Spirits 4,166 SF
A109	Pony M Cake	1,100 SF	E104	WeShip Store 1,629 SF
A110	Busaba Thai Restaurant	1,605 SF	E105	La Catrina Mexican Restaurant 1,871 SF
A111	Warhammer	1,100 SF	E106	Alligator Juniper 3,241 SF
A112	Busaba Thai Restaurant 2	607 SF	E107	Walgreens 18,330 SF
B101	Big Daddy Bagels	2,352 SF	E108	Hearing Healthcare Center 2,353 SF
B102	Boulder Alano Club	3,348 SF	O100	First Bank 5,800 SF
C101	JJ Beauty	480 SF	O110	Elite Title Company 1,640 SF
C102	Uni Tailor	490 SF	O120	Pelvic Therapy Specialists 1,641 SF
C103	Grand Master Games	1,487 SF	O200	Regus 10,244 SF
C104	Drive Safe	1,479 SF	O220	RE/MAX Alliance Boulder Valley 2,098 SF
C105	Scenhound	1,431 SF	O260 AVAILABLE	1,681 SF
C106	Phenix Salon Suites	4,437 SF	O300	OptiMindHealth 3,374 SF
C109	John's Cleaners	1,300 SF	O310	Boulder Premier Dentistry 3,179 SF
C110	McDevitt Taco Supply	2,565 SF	O315	Eve Kilmer 313 SF
C112	City of Boulder Public Library	7,812 SF	O320	Blue Water Design 467 SF
D100	Safeway	49,799 SF	O355	Eaton Energy Solutions 3,189 SF
D101	Art Cleaners	570 SF	O380	Impact Wealth 3,170 SF
D102 AVAILABLE	2,274 SF		4760A	Elevations Credit Union 3,801 SF
D104	Deli Zone	1,137 SF	TOTAL SQ. FT.	208,319
D105	Supercuts	895 SF		
D106	American Family Care	3,259 SF		
D107 AVAILABLE	3,024 SF			

SITE LEGEND

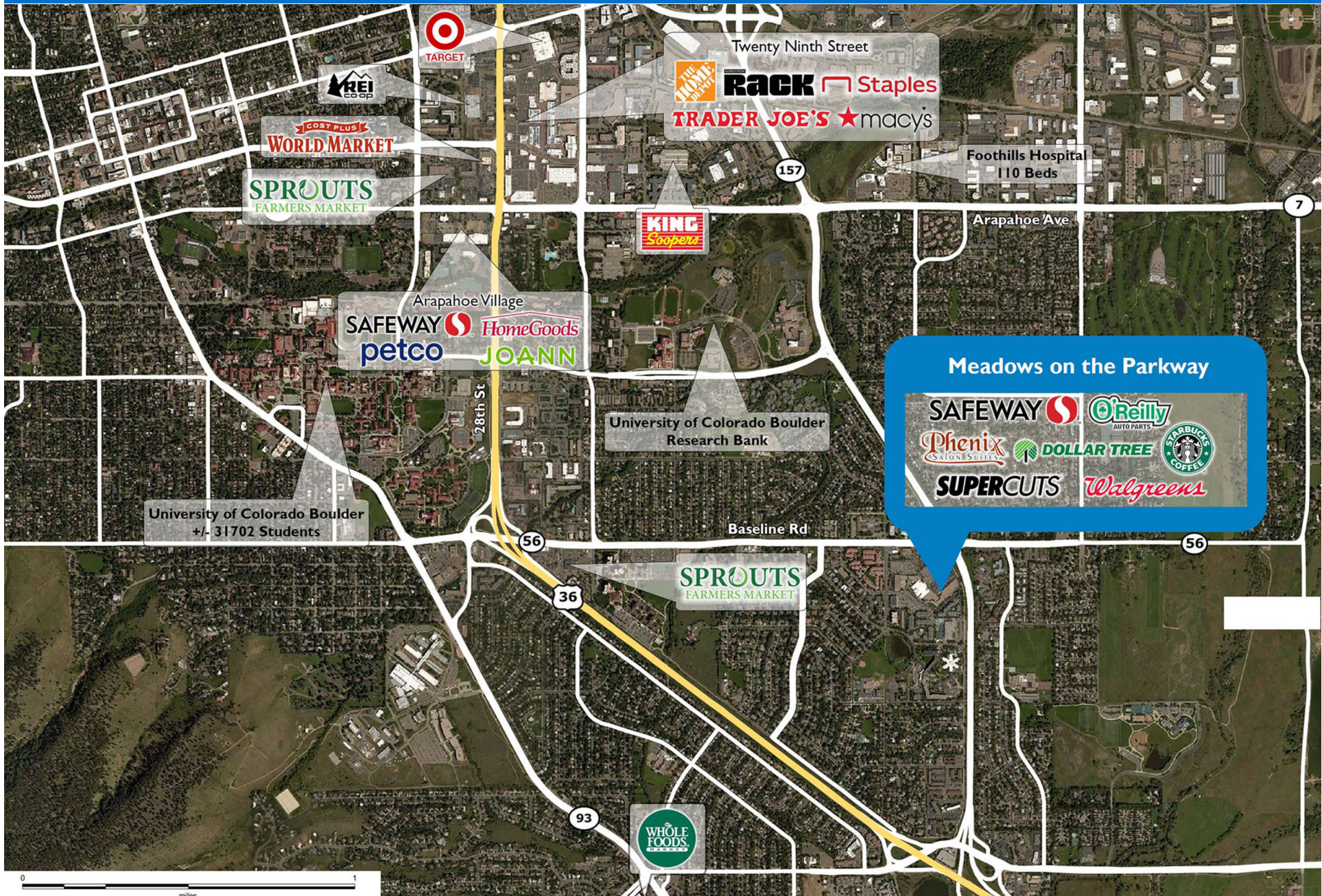
- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



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.

MEADOWS ON THE PARKWAY

4760-4800 Baseline Road | Boulder, CO 80303



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 39.998051

Longitude: -105.234493

Meadows on the Parkway Boulder, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	15,679	81,020	127,246
	2028 Projected Population	16,039	81,100	127,108
	2010 Census Population	15,179	75,237	119,990
	2000 Census Population	13,209	74,268	118,600
	1990 Census Population	13,443	70,371	104,885
	Historical Annual Growth 1990 to 2000	-0.18%	0.54%	1.24%
	Historical Annual Growth 2000 to 2010	1.40%	0.13%	0.12%
	Estimated Annual Growth 2010 to 2023	0.24%	0.54%	0.43%
	Projected Annual Growth 2023 to 2028	0.45%	0.02%	-0.02%
	Median Age	31.0	29.8	33.8
Households	Q4 2023 Estimated Households	5,941	31,951	51,204
	2028 Projected Households	6,125	32,052	51,237
	2010 Census Households	6,582	31,905	50,755
	2000 Census Households	5,691	30,924	48,929
	1990 Census Households	5,307	28,737	42,913
	Historical Annual Growth 1990 to 2000	0.70%	0.74%	1.32%
	Historical Annual Growth 2000 to 2010	1.47%	0.31%	0.37%
	Estimated Annual Growth 2010 to 2023	-0.74%	0.01%	0.06%
	Projected Annual Growth 2023 to 2028	0.61%	0.06%	0.01%
	Population per Household	2.15	2.13	2.22
Population by Race	White	76.1%	76.6%	77.6%
	Black or African American	1.4%	1.3%	1.0%
	Asian & Pacific Islander	6.9%	7.1%	6.0%
	Other Races	4.9%	4.7%	4.9%
	Hispanic Population	10.7%	10.3%	10.4%
Income	Average Household Income	\$133,286	\$122,416	\$142,768
	Median Household Income	\$87,081	\$73,591	\$92,293
	Per Capita Income	\$51,961	\$50,233	\$58,876
Education (Age 25+)	Elementary	0.2%	1.1%	1.4%
	Some High School	0.5%	1.2%	1.3%
	High School Graduate	5.3%	6.3%	6.8%
	Some College	9.8%	11.2%	11.1%
	Associates Degree Only	3.2%	4.0%	4.1%
	Bachelors Degree Only	39.1%	36.8%	36.6%
	Graduate Degree	42.0%	39.4%	38.7%
Business	Number of Businesses	519	6,395	8,708
	Total Number of Employees	3,571	64,004	81,015
	Employees per Business	6.88	10.01	9.30
	Residential Population per Business	30.21	12.67	14.61

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