MEADOWS ON THE PARKWAY

BOULDER, CO



SIZE 204,518 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile					
Population 15,504	on 76,984	123,304					
Househo	olds 32,750	52,317					
Median HH Income (\$) 90,371 73,920 89,013							

MAJOR TENANT(S)

Safeway Dollar Tree O'Reilly Auto Parts

LEASING CONTACT

Marissa Visconsi Mobile (303) 547-4386 mvisconsi@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 Mohawk Drive, which benefits from over 27,800 vehicles per day



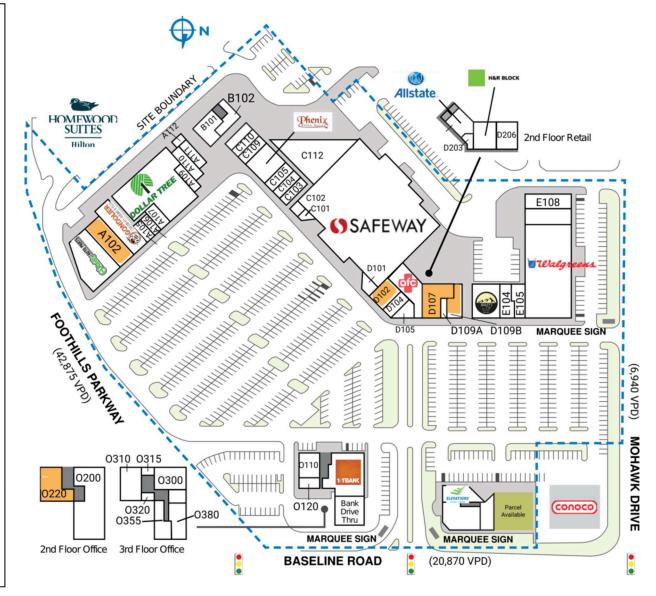
MORE INFO

www.phillipsedison.com

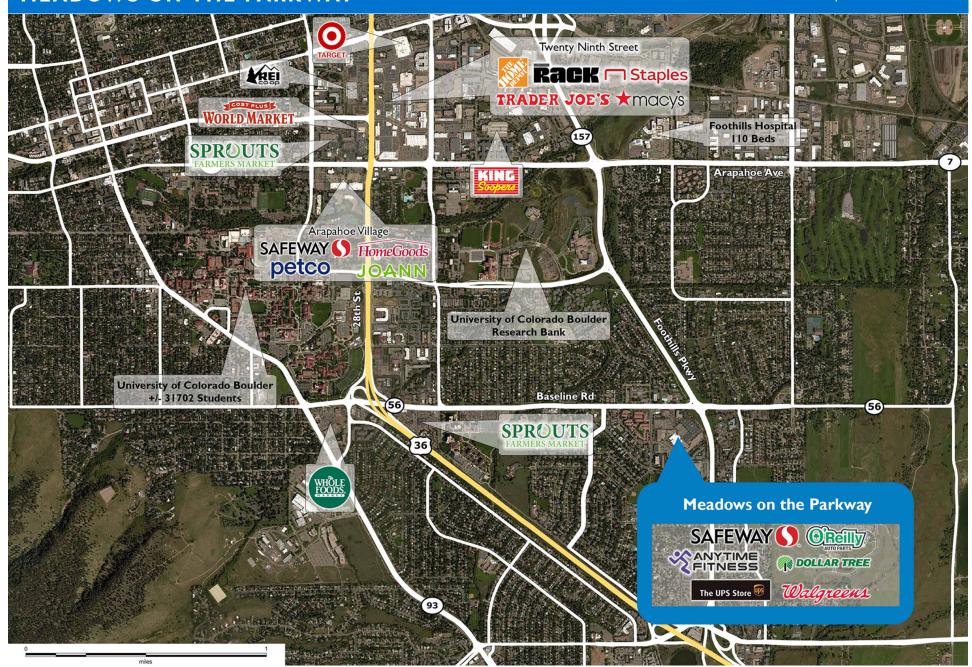


MEADOWS ON THE PARKWAY

A102 AVAILABLE 4,387 SF A104 The Gondolier Italian Eatery D200 Allstate Insurance 2,3 American Family Insurance D203 American Family Insurance D203 American Family Insurance D204 H&R Block 2,6 Kaiut Yoga Boulder 3,1 A108 Dollar Tree I1,640 SF D204 H&R Block 2,6 Kaiut Yoga Boulder 3,1 Bailey's Wine & Spirits 4,1 Bailey's Wine & Spirits 4,1 Bailey's Wine & Spirits 4,1 Busaba Thai Restaurant 1,605 SF E105 La Catrina Mexican Restaurant 1,605 SF E105 La Catrina Mexican Restaurant Restaurant Restaurant Restaurant Restaurant Restaurant D100 SF E106 Alligator Juniper 3,2 E107 Walgreens E108 Big Daddy Bagels 2,352 SF E108 Boulder Alano Club 3,348 SF E108 Hearing Healthcare Center Center Center Center Center D100 SF D100 First Bank 5,8 C100 Uni Tailor 490 SF O110 Elite Title Company 1,6 C100 Grand Master Games 1,487 SF O120 Regus 10,2 C105 Scenthound 1,431 SF O220 AVAILABLE 3,7 C106 Phenix Salon Suites 4,437 SF O300 OptiMindHealth 3,3 C109 John's Cleaners 1,300 SF O310 Boulder Premier Dentistry D100 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 D102 AVAILABLE 2,274 SF D104 Deli Zone 1,137 SF D105 Supercuts 895 SF D106 American Family Care 3,259 SF	AI0I	O'Reilly Auto Parts	6,673 SF	D109A	Avis Car Rental	398			
Eatery	A 102	,		D109B	AVAILABLE	1,916			
A105 Jasmine Nails	A104	The Gondolier Italian	5,176 SF	D200	Allstate Insurance	2,373			
A106 Chiro Now! 1,086 SF D204 H&R Block 2,66 A107 Mt. Everest Cuisine 1,914 SF D206 Kaiut Yoga Boulder 3,1 A108 Dollar Tree 11,640 SF E101 Bailey's Wine & Spirits 4,1 A109 Pony M Cake 1,100 SF E104 WeShip Store 1,6 A110 Busaba Thai Restaurant 1,605 SF E105 La Catrina Mexican Restaurant 1,100 SF E104 Alligator Juniper 3,2 B101 Big Daddy Bagels 2,352 SF E105 Hearing Healthcare Center Ce		Eatery		D203		764			
A107 Mt. Everest Cuisine 1,914 SF D206 Kaiut Yoga Boulder 3,1 A108 Dollar Tree 11,640 SF E101 Bailey's Wine & Spirits 4,1 A109 Pony M Cake 1,100 SF E104 WeShip Store 1,6 A110 Busaba Thai Restaurant 1,605 SF E105 La Catrina Mexican Restaurant 1,100 SF E106 Alligator Juniper 3,2 B101 Big Daddy Bagels 2,352 SF E108 Hearing Healthcare Center 2,3 B102 Boulder Alano Club 3,348 SF C102 Uni Tailor 490 SF O110 Elite Title Company 1,6 C103 Grand Master Games 1,487 SF O120 Pelvic Therapy Specialists 1,6 C104 Drive Safe 1,479 SF O200 Regus 10,2 C105 Scenthound 1,431 SF O220 AVAILABLE 3,7 C109 John's Cleaners 1,300 SF O310 Boulder Premier Dentistry D100 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 D102 AVAILABLE 2,274 SF D104 Deli Zone 1,137 SF TOTAL SQ. FT. 20 SITE LEGEND SITE LEGEND	A105	Jasmine Nails	1,419 SF						
A108 Dollar Tree	A106	Chiro Now!	1,086 SF			2,688			
Al109 Pony M Cake	A107	Mt. Everest Cuisine	1,914 SF		•	3,147			
Al10 Busaba Thai Restaurant 1,605 SF	A108	Dollar Tree	11,640 SF			4,166			
A111 Warhammer 1,100 SF	A109	Pony M Cake	1,100 SF		•	1,629			
Bull	AII0	Busaba Thai Restaurant	1,605 SF	E105		1,871			
BIO1 Big Daddy Bagels 2,352 SF E107 Walgreens 18,3	AIII	Warhammer	1,100 SF	E106	Alligator Juniper	3,241			
B102 Boulder Alano Club 3,348 SF Center	AII2	Busaba Thai Restaurant 2	2 607 SF	E107	Walgreens	18,330			
Blo2 Boulder Alano Club 3,348 SF Center	BIOI	Big Daddy Bagels	2,352 SF	E108	Hearing Healthcare	2,353			
C102 Uni Tailor	B102	Boulder Alano Club	3,348 SF						
C104 Drive Safe 1,487 SF O120 Pelvic Therapy Specialists 1,6 C104 Drive Safe 1,479 SF O200 Regus 10,2 C105 Scenthound 1,431 SF O220 AVAILABLE 3,7 C106 Phenix Salon Suites 4,437 SF O300 OptiMindHealth 3,3 C109 John's Cleaners 1,300 SF O310 Boulder Premier Dentistry O315 Eve Kilmer 3 C110 McDevitt Taco Supply 2,565 SF O320 Blue Water Design 4 C112 City of Boulder Public Library 0320 Blue Water Design 4 D100 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 D102 AVAILABLE 2,274 SF 4760A Elevations Credit Union 3,8 D104 Deli Zone 1,137 SF TOTAL SQ. FT. 20 SITE LEGEND	CI0I	JJ Beauty	480 SF	0100	First Bank	5,800			
C104 Drive Safe	C102	Uni Tailor	490 SF	0110	Elite Title Company	1,640			
C105 Scenthound I,431 SF O220 AVAILABLE 3,7 C106 Phenix Salon Suites 4,437 SF O300 OptiMindHealth 3,3 C109 John's Cleaners 1,300 SF O310 Boulder Premier Dentistry C110 McDevitt Taco Supply 2,565 SF O315 Eve Kilmer 3 C112 City of Boulder Public 7,812 SF Library O320 Blue Water Design 4 D100 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 D102 AVAILABLE 2,274 SF TOTAL SQ. FT. 20 D104 Deli Zone 1,137 SF TOTAL SQ. FT. 20 SITE LEGEND	C103	Grand Master Games	1,487 SF	0120	Pelvic Therapy Specialists	1,641			
C106 Phenix Salon Suites	C104	Drive Safe	1,479 SF	O200	Regus	10,244			
C119 John's Cleaners I,300 SF O310 Boulder Premier Dentistry 3,1 C110 McDevitt Taco Supply 2,565 SF O315 Eve Kilmer O320 Blue Water Design 4 D100 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 D102 AVAILABLE 2,274 SF D104 Deli Zone I,137 SF TOTAL SQ. FT. 20 D105 Supercuts 895 SF D106 American Family Care 3,259 SF	C105	Scenthound	1,431 SF	O220	AVAILABLE	3,779			
C110 McDevitt Taco Supply 2,565 SF Dentistry C112 City of Boulder Public Library O315 Eve Kilmer 3 C110 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 C111 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 C111 D102 AVAILABLE 2,274 SF D104 Deli Zone 1,137 SF D105 Supercuts 895 SF C112 City of Boulder Public 7,812 SF D104 Deli Zone 1,137 SF TOTAL SQ. FT. 20 C113 Eve Kilmer 3 C114 Available 49,799 SF O355 Eaton Energy Solutions 3,1 C115 TOTAL SQ. FT. 20 C116 American Family Care 3,259 SF	C106	Phenix Salon Suites	4,437 SF	O300	OptiMindHealth	3,374			
C110 McDevitt Iaco Supply 2,365 SF C112 City of Boulder Public 7,812	C109	John's Cleaners	1,300 SF	O310		3,179			
C112 City of Boulder Public 7,812 SF Library O320 Blue Water Design 4 D100 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 D102 AVAILABLE 2,274 SF 4760A Elevations Credit Union 3,8 D104 Deli Zone 1,137 SF TOTAL SQ. FT. 20 D105 Supercuts 895 SF D106 American Family Care 3,259 SF	CII0	McDevitt Taco Supply	2,565 SF	0315	,	212			
D100 Safeway 49,799 SF O355 Eaton Energy Solutions 3,1 D101 Art Cleaners 570 SF O380 Impact Wealth 3,1 D102 AVAILABLE 2,274 SF D104 Deli Zone 1,137 SF D105 Supercuts 895 SF D106 American Family Care 3,259 SF SITE LEGEND	CII2		7,812 SF			313			
D101	DIM	,	49 799 SE		_	467			
D102 AVAILABLE 2,274 SF 4760A Elevations Credit Union 3,8		,			<u>.</u>	3,189			
D104 Deli Zone 1,137 SF TOTAL SQ. FT. 20 D105 Supercuts 895 SF D106 American Family Care 3,259 SF SITE LEGEND					·	3,170			
D105 Supercuts 895 SF D106 American Family Care 3,259 SF SITE LEGEND						3,801			
D106 American Family Care 3,259 SF SITE LEGEND				TOTA	L SQ. FT.	204,5			
SITE LEGEND		•							
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☐ Available ☐ Occupied		LEGEND							
■ Available	SITE			Available Document					
Leased (not occupied) Owned by Others		:							



O'Reilly auto parts



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



	lows on the Parkway der, CO	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q2 2022 Estimated Population	15,504	76,984	123,304
	2027 Projected Population	15,466	76,622	123,304
	2010 Census Population	15,044	75,214	119,413
	2000 Census Population	12,903	74,275	118,115
u	1990 Census Population	12,800	70,096	104,425
Population	1000 Census i Opulation	12,000	70,000	104,420
ndo	Historical Annual Growth 1990 to 2000	0.08%	0.58%	1.24%
%	Historical Annual Growth 2000 to 2010	1.55%	0.13%	0.11%
	Estimated Annual Growth 2010 to2022	0.24%	0.18%	0.25%
	Projected Annual Growth 2022 to 2027	-0.05%	-0.09%	0.01%
	Median Age	33.8	31.1	35.1
	Q2 2022 Estimated Households	6,763	32,750	52,317
	2027 Projected Households	6,747	32,618	52,376
	2010 Census Households	6,518	31,896	50,493
	2000 Census Households	5,686	30,840	48,585
Households	1990 Census Households	5,053	28,580	42,735
nseh	Historical Annual Growth 1990 to 2000	1.19%	0.76%	1.29%
4	Historical Annual Growth 2000 to 2010	1.37%	0.34%	0.39%
_	Estimated Annual Growth 2010 to 2022	0.29%	0.21%	0.28%
	Projected Annual Growth 2022 to 2027	-0.05%	-0.08%	0.02%
	Population per Household	2.09	2.12	2.21
	White	78.5%	80.0%	81.2%
Population by Race	Black or African American	0.9%	1.1%	0.9%
ulatio	Asian & Pacific Islander	7.1%	6.0%	5.2%
o d	Other Races	3.2%	3.3%	3.4%
-	Hispanic Population	10.3%	9.6%	9.3%
Ф	Average Household Income	\$126,411	\$115,857	\$135,495
шo	Median Household Income	\$90,371	\$73,920	\$89,013
Incom	Per Capita Income	\$56,364	\$50,457	\$58,317
	Fl	0.00/	4.40/	4.007
	Elementary	0.6%	1.1%	1.3%
돌	Some High School	0.5%	1.2%	1.4%
Education (Age 25+)	High School Graduate	4.9% 11.3%	6.1% 11.3%	6.4%
duc ge	Some College Associates Degree Only	2.9%	3.9%	11.1% 4.0%
ш 🦫		38.6%	37.5%	37.1%
	Bachelors Degree Only Graduate Degree	38.6% 41.1%	37.5% 39.0%	38.6%
SS	Number of Businesses	351	4,752	6,391
ine	Total Number of Employees	3,666	67,236	82,921
Business	Employees per Business	10.43	14.15	12.97
11	Residential Population per Business	44.12	16.20	19.29

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