



### SIZE

208,319 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
15,504	76,984	123,304
<b>Households</b>		
6,763	32,750	52,317
<b>Median HH Income (\$)</b>		
90,371	73,920	89,013

### MAJOR TENANT(S)

Safeway  
Dollar Tree  
O'Reilly Auto Parts



### 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

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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# MEADOWS ON THE PARKWAY

4760-4800 Baseline Road | Boulder, CO 80303

SPACE	TENANT	SQ. FT.	DI07 AVAILABLE	3,024 SF
A101	O'Reilly Auto Parts	6,673 SF	DI09A Avis Car Rental	398 SF
A102	AVAILABLE	4,387 SF	DI09B AVAILABLE	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 REMax	3,779 SF
C105	Scenthound	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
DI02	AVAILABLE	2,274 SF	4760A Elevations Credit Union	3,801 SF
D104	Deli Zone	1,137 SF		
D105	Supercuts	895 SF		
D106	American Family Care	3,259 SF		
			TOTAL SQ. FT.	208,319

## SITE LEGEND

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

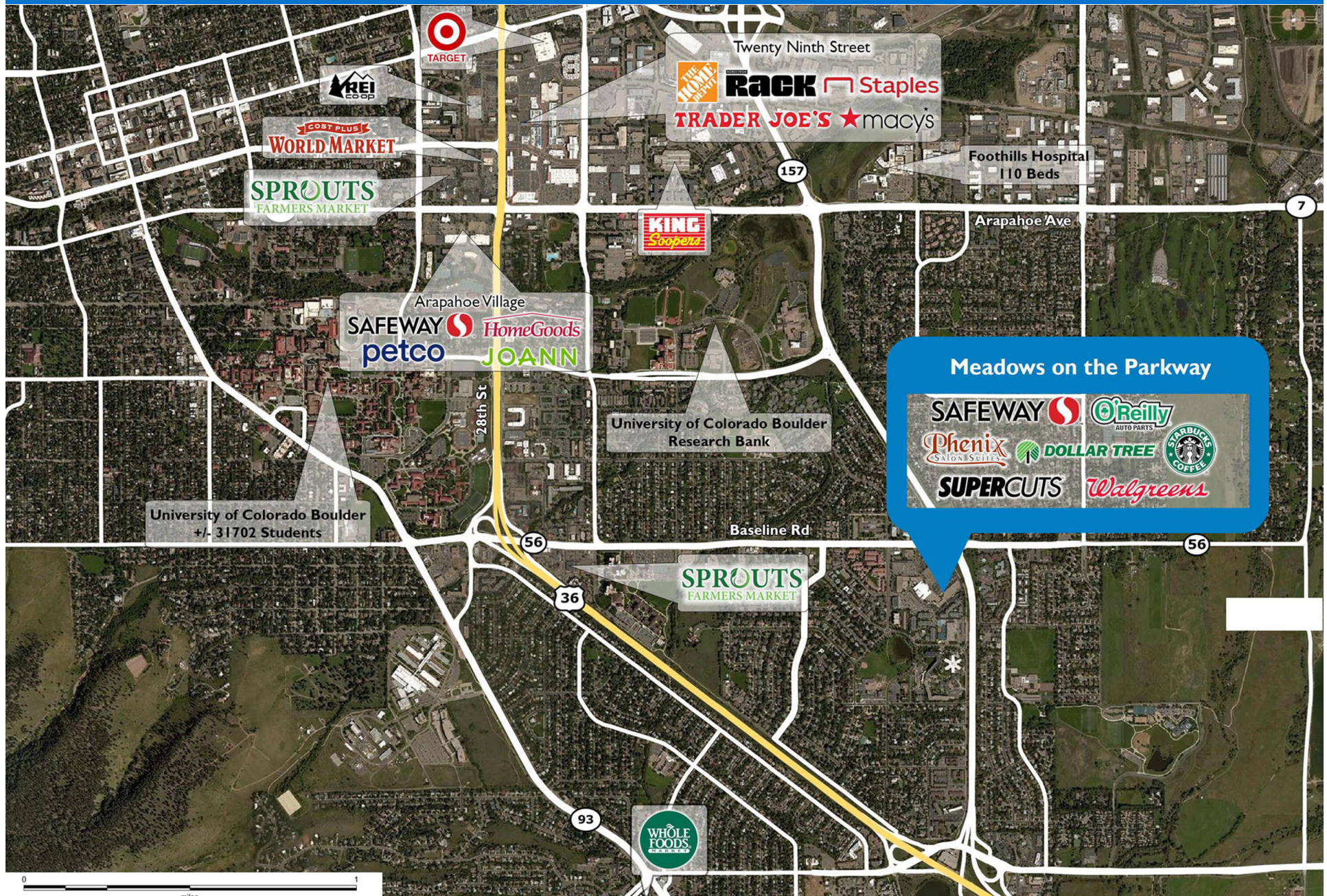


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# MEADOWS ON THE PARKWAY

4760-4800 Baseline Road | Boulder, CO 80303





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Meadows on the Parkway Boulder, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	15,504	76,984	123,304
	2027 Projected Population	15,466	76,622	123,390
	2010 Census Population	15,044	75,214	119,413
	2000 Census Population	12,903	74,275	118,115
	1990 Census Population	12,800	70,096	104,425
	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 to 2022	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
Households	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
	1990 Census Households	5,053	28,580	42,735
	Historical Annual Growth 1990 to 2000	1.19%	0.76%	1.29%
	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
Population by Race	White	78.5%	80.0%	81.2%
	Black or African American	0.9%	1.1%	0.9%
	Asian & Pacific Islander	7.1%	6.0%	5.2%
	Other Races	3.2%	3.3%	3.4%
	Hispanic Population	10.3%	9.6%	9.3%
Income	Average Household Income	\$126,411	\$115,857	\$135,495
	Median Household Income	\$90,371	\$73,920	\$89,013
	Per Capita Income	\$56,364	\$50,457	\$58,317
Education (Age 25+)	Elementary	0.6%	1.1%	1.3%
	Some High School	0.5%	1.2%	1.4%
	High School Graduate	4.9%	6.1%	6.4%
	Some College	11.3%	11.3%	11.1%
	Associates Degree Only	2.9%	3.9%	4.0%
	Bachelors Degree Only	38.6%	37.5%	37.1%
	Graduate Degree	41.1%	39.0%	38.6%
Business	Number of Businesses	351	4,752	6,391
	Total Number of Employees	3,666	67,236	82,921
	Employees per Business	10.43	14.15	12.97
	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.