



SIZE

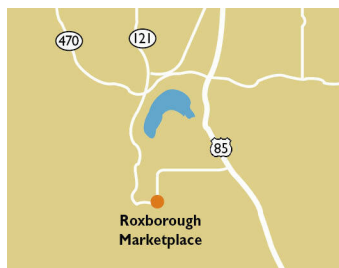
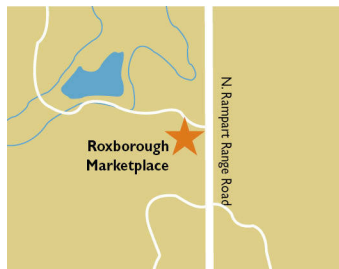
103,639 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,652	14,933	30,912
Households		
2,253	5,247	10,611
Median HH Income (\$)		
150,596	156,543	154,505

MAJOR TENANT(S)

Safeway
Starbucks
Domino's Pizza



LOCATION

8355 N. Rampart Range Road | Littleton, CO 80125

PROPERTY HIGHLIGHTS

- Anchored by a 43,035-square-foot Safeway
- National tenants include Starbucks, Subway, Snap Fitness, Domino's Pizza, Great Clips and Chase Bank
- Population exceeds 14,900 in a three-mile radius with an average household income over \$183,500
- Located at the intersection of W. Waterton Road and N. Rampart Range Road

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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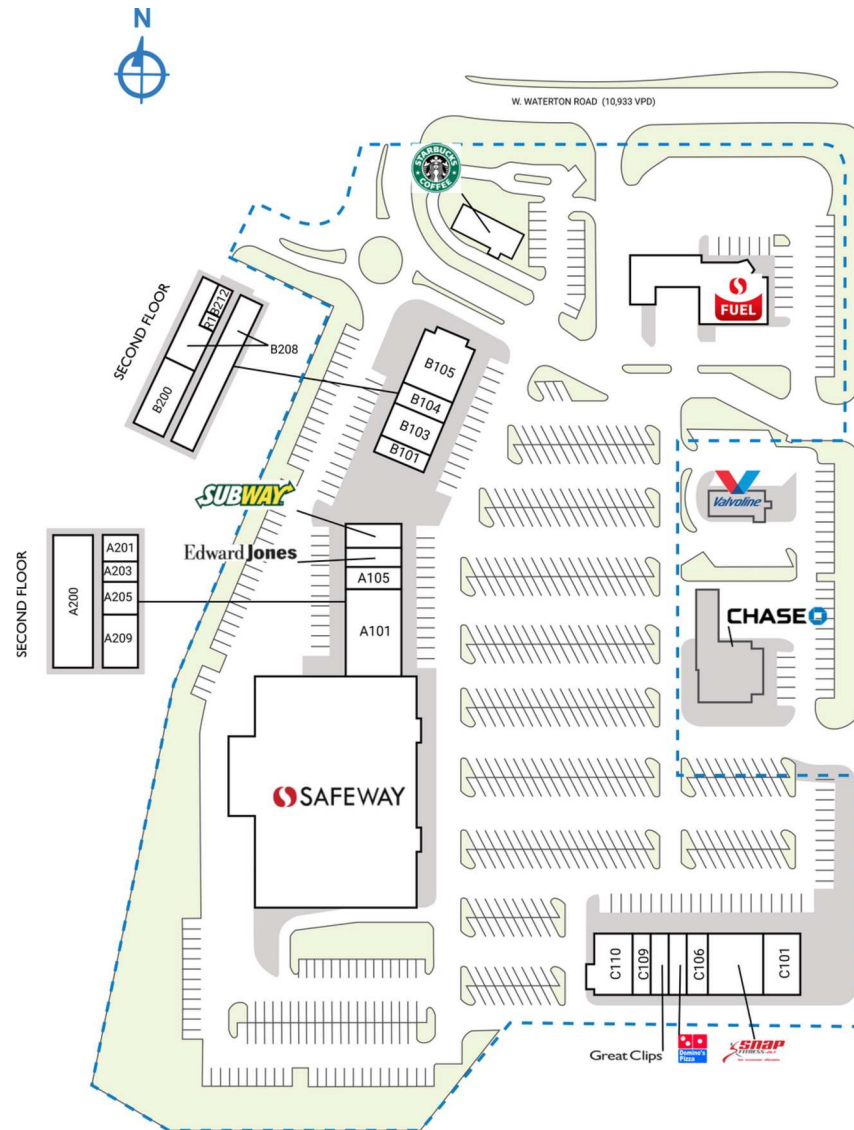
ROXBOROUGH MARKETPLACE

8355 N. Rampart Range Road | Littleton, CO 80125

SPACE	TENANT	SQ. FT.			
A101	Roxborough Liquors	4,964 SF	B212	Douglas County Sheriff's Office	353 SF
A105	Nails Gallery 2	1,250 SF	C101	J.P. Asian Bistro	2,500 SF
A106	Edward Jones	1,250 SF	C103	Snap Fitness	3,759 SF
A107	Subway	1,248 SF	C106	Roxborough Cleaners	1,435 SF
A200	Douglas County Libraries	6,930 SF	C107	Domino's Pizza	1,253 SF
A201	Office	739 SF	C108	Great Clips	1,200 SF
A203	Colorado Insurance Depot	688 SF	C109	Rosa Mexican Kitchen	1,253 SF
A205	Purple Mountain Chiropractic	1,207 SF	C110	RE/MAX Edge	2,613 SF
A209	Ortho House	1,955 SF	OPI	Starbucks	2,017 SF
B101	Indian Fusions	1,748 SF	PAD	Safeway Fuel	4,200 SF
B103	RoxPaw Animal Clinic	1,991 SF	RI	Verizon	480 SF
B104	Salon Lizzette	1,250 SF	SHAD1	Valvoline	
B105	Waterton Tavern	3,724 SF	SHAD2	Chase Bank	
B200	Espire Dental	3,221 SF	8355	Safeway	43,035 SF
B208	Trailstone Insurance Group	7,376 SF	TOTAL SQ. FT.		103,639

SITE LEGEND

 Available	 Occupied
 Leased (not 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.

ROXBOROUGH MARKETPLACE

8355 N. Rampart Range Road | Littleton, CO 80125



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.483366

Longitude: -105.07552

Roxborough Marketplace Littleton, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,652	14,933	30,912
	2028 Projected Population	9,044	20,477	37,230
	2010 Census Population	5,567	9,481	23,720
	2000 Census Population	2,642	4,942	15,662
	1990 Census Population	1,346	2,387	3,277
	Historical Annual Growth 1990 to 2000	6.98%	7.55%	16.93%
	Historical Annual Growth 2000 to 2010	7.74%	6.73%	4.24%
	Estimated Annual Growth 2010 to 2023	1.30%	3.36%	1.94%
	Projected Annual Growth 2023 to 2028	6.34%	6.52%	3.79%
	Median Age	40.2	42.5	42.9
Households	Q4 2023 Estimated Households	2,253	5,247	10,611
	2028 Projected Households	3,062	7,191	12,829
	2010 Census Households	1,820	3,268	7,931
	2000 Census Households	912	1,774	5,239
	1990 Census Households	467	844	1,179
	Historical Annual Growth 1990 to 2000	6.91%	7.72%	16.08%
	Historical Annual Growth 2000 to 2010	7.16%	6.30%	4.23%
	Estimated Annual Growth 2010 to 2023	1.56%	3.50%	2.14%
	Projected Annual Growth 2023 to 2028	6.32%	6.51%	3.87%
	Population per Household	2.95	2.85	2.91
Population by Race	White	79.3%	80.2%	80.1%
	Black or African American	0.5%	0.4%	0.6%
	Asian & Pacific Islander	1.9%	2.9%	3.1%
	Other Races	6.2%	6.2%	5.1%
	Hispanic Population	12.1%	10.3%	11.1%
Income	Average Household Income	\$171,461	\$183,501	\$181,541
	Median Household Income	\$150,596	\$156,543	\$154,505
	Per Capita Income	\$58,076	\$64,476	\$62,407
Education (Age 25+)	Elementary	1.1%	0.9%	0.7%
	Some High School	1.0%	1.1%	1.0%
	High School Graduate	13.2%	12.4%	11.1%
	Some College	18.4%	15.4%	17.5%
	Associates Degree Only	13.8%	10.5%	8.1%
	Bachelors Degree Only	41.1%	41.6%	41.6%
	Graduate Degree	11.4%	18.1%	20.0%
Business	Number of Businesses	114	282	619
	Total Number of Employees	1,721	4,138	7,562
	Employees per Business	15.16	14.67	12.22
	Residential Population per Business	58.58	52.93	49.94

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