



Photo date: July 2011

ZoomAerialPhotos.com  
303-893-3303

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# MARKET SQUARE

SWC Union Boulevard & West Alameda Parkway  
Lakewood, Colorado



- ❖ The surrounding Union/ Federal Center area is Lakewood's most dense employment area with more than 26,000 employed including nearly 8,000 federal employees. In addition, the new St. Anthony's one million square foot hospital and medical campus open and Light Rail west line complete.

- ❖ A great tenant mix anchored by King Soopers, the #1 grocery chain in Colorado and including 24 Hour Fitness, Ace Hardware and numerous restaurants and quality retailers.

- ❖ 600 - 16,808 square feet available for retail, restaurants or office and medical use.

Demographics: 2014 Summary	Total Rental Area Size:	240,418 SF
1 Mile Population	Total Number of Units:	30
Avg. Household Income	Anchor Tenants:	King Soopers, Ace Hardware
3 Mile Population	Traffic Counts:	
Avg. Household Income	Union Boulevard	43,500 VPD
5 Mile Population	W Alameda Pkwy	30,800 VPD
Avg. Household Income		

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TENANT:	SUITE ID:	SF:
King Soopers	C	71,220
Ace Hardware	A1-3	36,775
McDonald's	Pad	3,600
TCF Bank	Pad	3,600
Sprint/ Radio Shack	B1	3,400
ARC Thrift Stores	Z	25,348
<b>AVAILABLE</b>	<b>Z2</b>	<b>16,808</b>
24 Hour Fitness	Z3	42,161
Jimmy John's Gourmet Sandwiches	4D	1,549
Emerald Dental	4A	1,514
Frijoles Colorado	4B-C	2,625
<b>AVAILABLE</b>	<b>D1</b>	<b>2,111</b>
<b>AVAILABLE</b>	<b>D2</b>	<b>1,611</b>
HealthSource	D4	2,106
<b>AVAILABLE</b>	<b>F2-5</b>	<b>5,370</b>
Norman's Liquors	F6-8	3,600
<b>AVAILABLE</b>	<b>F1</b>	<b>1,800</b>
Cost Cutters	G1	1,500
Schwan Cleaners	G3	1,500
<b>AVAILABLE</b>	<b>G4</b>	<b>600</b>
The UPS Store	G5	1,800
<b>AVAILABLE</b>	<b>G8</b>	<b>600</b>
Portanova Jeweler	G9	1,200
Beauti Nails & Spa	G7	900
Pho Hau Restaurant	G6	1,500
GNC	G2	1,200
Qdoba	100	4,420
<b>TOTAL SF:</b>		<b>240,418</b>

