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Revised 09-16

MARKET SQUARE SWG 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 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.





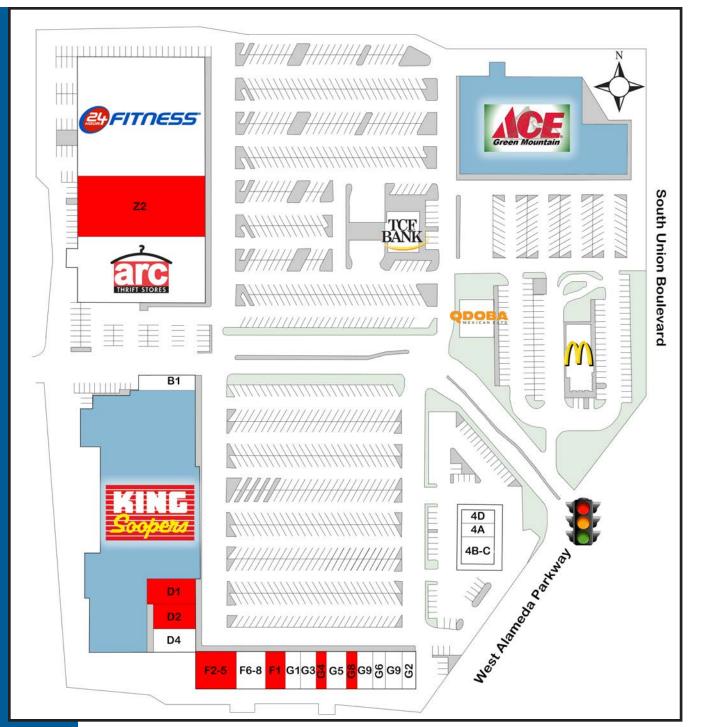
Demographics: 2014 Summary		Total Rental Area Size:	240,418 SF
1 Mile Population	13,288	Total Number of Units:	30
Avg. Household Income	\$61,979	Anchor Tenants:	
3 Mile Population	82,787	King Soopers, Ace Hardware	
Avg. Household Income	\$79,691	Traffic Counts:	
5 Mile Population	217,446	Union Boulevard	43,500 VPD
Avg. Household Income	\$70,911	W Alameda Pkwy	30,800 VPD

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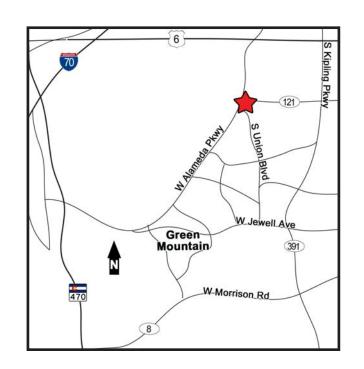
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DENTAL	CUBAN CUBAN: [Frijoles Colorado]
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TENANT:	SUITE ID:	SF:
King Soopers	С	71,220
Ace Hardware	A1-3	36,775
McDonald's	Pad	3,600
TCF Bank	Pad	3,600
Sprint/ Radio Shack	B1	3,400
ARC Thrift Stores	Z	25,348
AVAILABLE	Z2	16,808
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
AVAILABLE	D1	2,111
AVAILABLE	D2	1,611
HealthSource	D4	2,106
AVAILABLE	F2-5	5,370
Norman's Liquors	F6-8	3,600
AVAILABLE	F1	1,800
Cost Cutters	G1	1,500
Schwan Cleaners	G3	1,500
AVAILABLE	G4	600
The UPS Store	G5	1,800
AVAILABLE	G8	600
Portanova Jeweler	G9	1,200
Beauti Nails & Spa	G7	900
Pho Hau Restaurant	G6	1,500
GNC	G2	1,200
Qdoba	100	4,420



TOTAL SF: 240,418





