MARKET SQUARE

SWC Union Boulevard & West Alameda Parkway
Lakewood, Colorado

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

Total Rental Area Size:	240,418 SF	Traffic Counts:	
Anchor Tenants:		Union Boulevard	41,000 VPD
King Soopers & Ace Hardware		W Alameda Pkwy	32,000 VPD

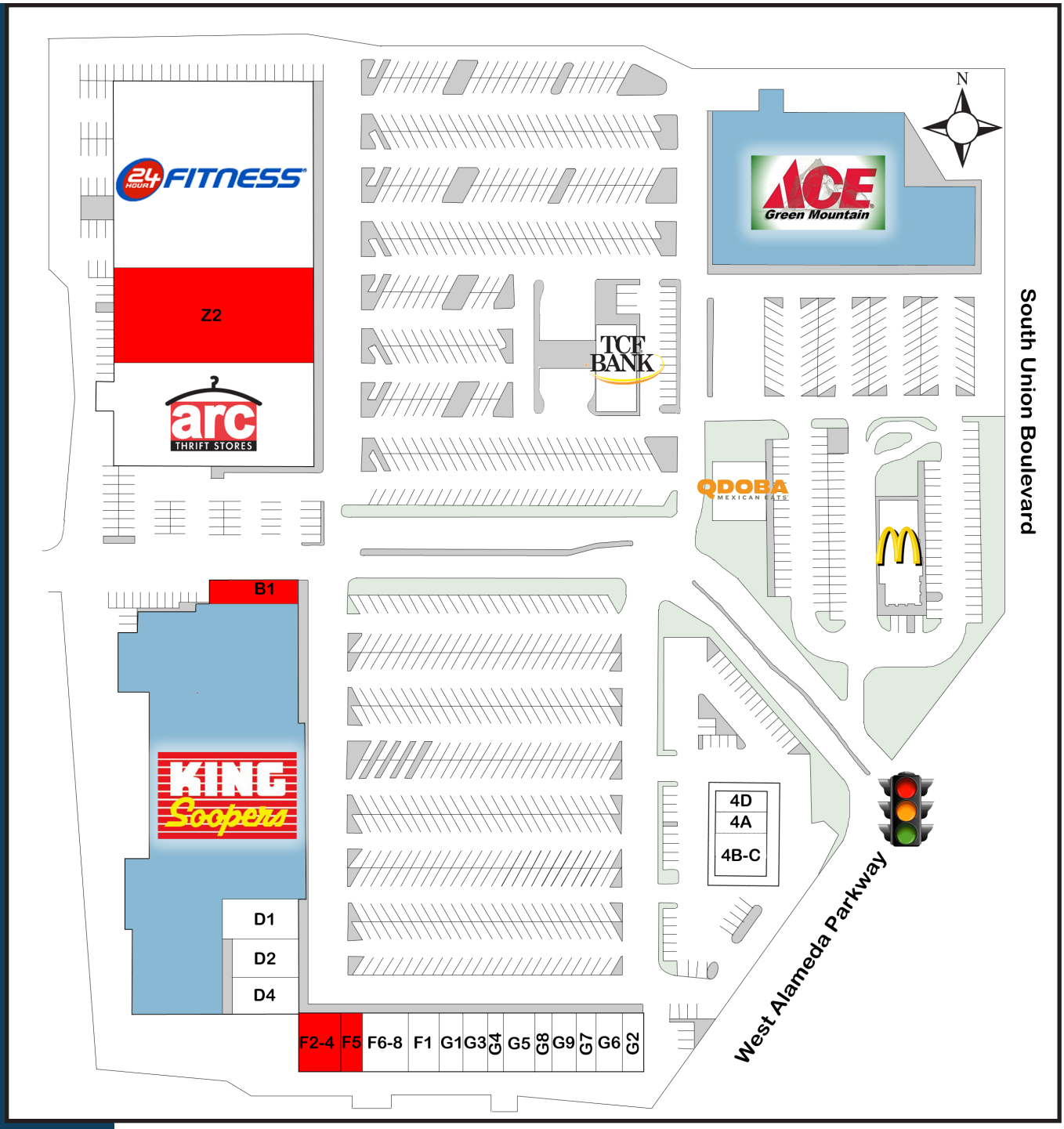
Primary Demographics:	1 Mile	3 Mile	5 Mile
2018 Population	15,147	88,951	231,795
2023 Population	15,547	91,417	239,527
Projected Growth	0.5%	0.6%	0.7%
2018 AHI	$74,247	$101,571	$92,318

AmCap
INCORPORATED

Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902
203-327-2001

Leasing Information
AmCap Properties, Inc.
950 South Cherry Street, 1120
Denver, CO 80246
303-321-1500

www.AmCap.com

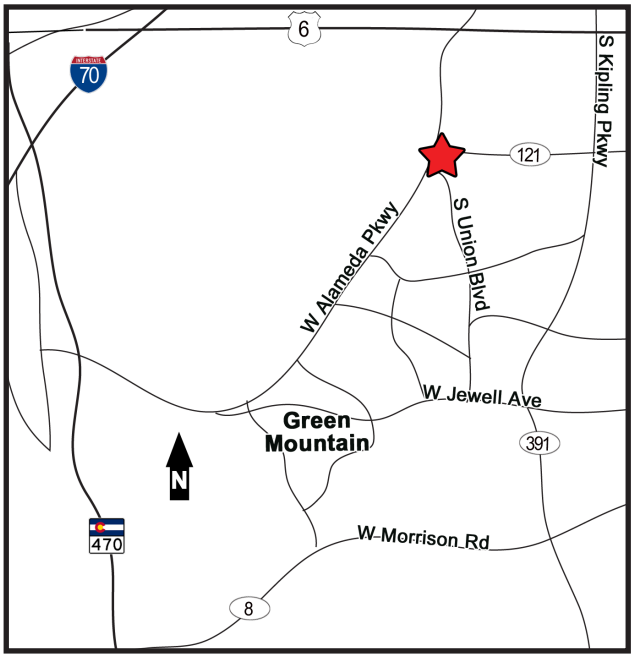

24 HOUR FITNESS
Z2
arc THRIFT STORES
TCF BANK
ACE Green Mountain
N
QDOBA MEXICAN EATS
South Union Boulevard
B1
KING Soopers
D1
D2
D4
4D
4A
4B-C
F2-4
F5
F6-8
F1
G1
G3
G4
G5
G8
G9
G7
G6
G2
West Alameda Parkway

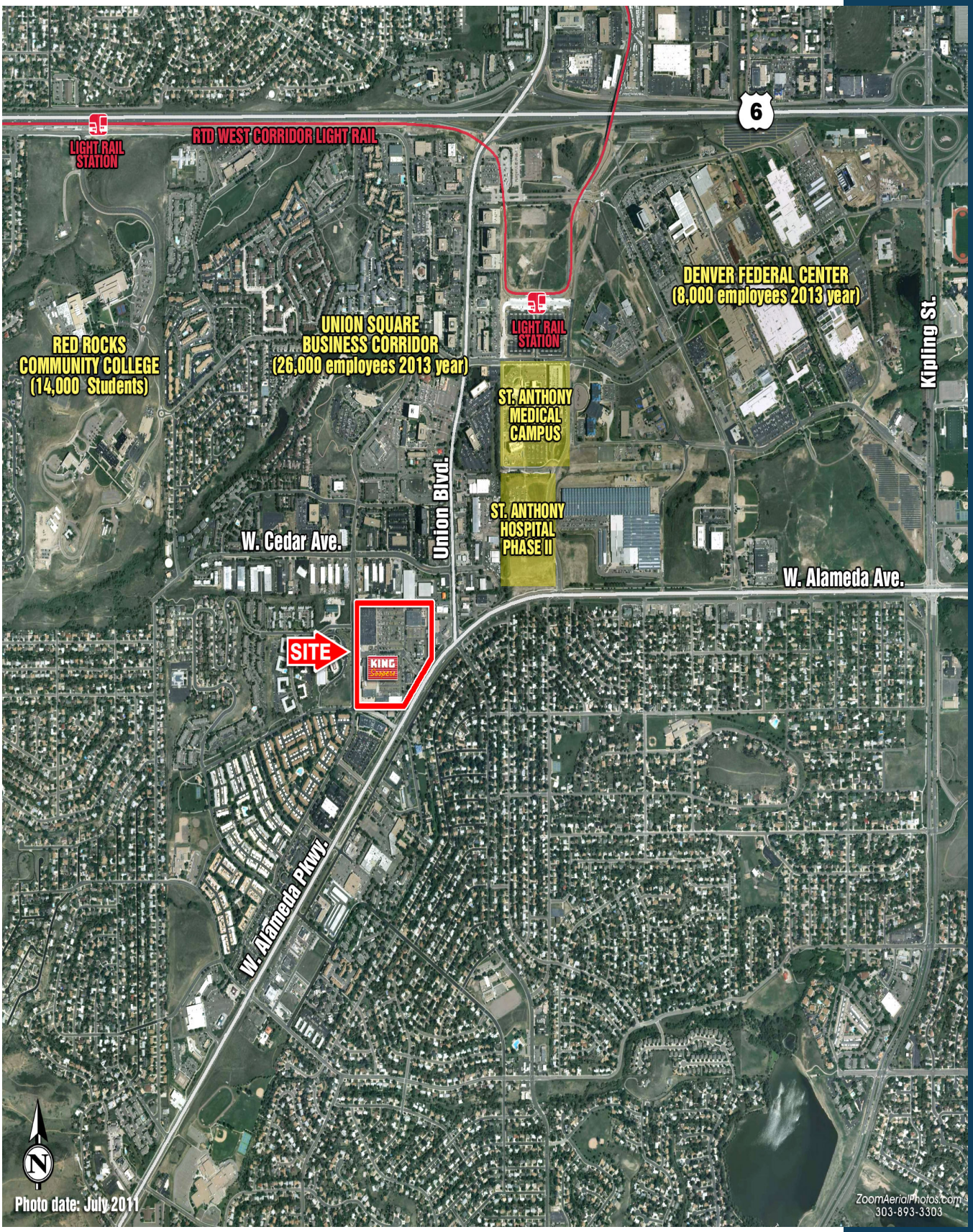
KING Soopers
OPEN 24 HOURS

JIMMY JOHN'S
JIMMY JOHN'S

MARKET SQUARE

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
AVAILABLE	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
Dunkin' Donuts	4B-C	2,625
Venture Martial Arts	D1	2,111
Jackson Hewitt	D2	1,611
Palmercare Chiropractic	D4	2,106
AVAILABLE	F2	1,200
AVAILABLE	F3-5	4,170
Norman's Liquors	F6-8	3,600
Pizza Hut	F1	1,800
Cost Cutters	G1	1,500
Schwan Cleaners	G3	1,500
Elegant Eyebrow Threading	G4	600
The UPS Store	G5	1,800
Denver Jewelers	G8	600
Denver Jewelers	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





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