

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 Tenant:		Union Boulevard	41,000 VPD
King Soopers & Ace Hardware		W Alameda Pkwy	32,000 VPD

Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	16,046	88,359	222,473
2027 Population	16,265	89,887	229,246
Projected Growth	0.3%	0.3%	0.6%
2022 AHI	\$83,786	\$112,024	\$104,631

AmCap

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



Suite ID	Tenant	SF
C	King Soopers	71,220
A1-3	Ace Hardware	36,775
Pad	McDonald's	3,600
Pad	Huntington Bank	3,600
B1	AVAILABLE	3,400
Z	ARC Thrift Stores	25,348
Z2	AVAILABLE	16,808
Z3	24 Hour Fitness	42,161
4D	Jimmy John's Gourmet Sandwiches	1,549
4A	Emerald Dental	1,514
4B-C	Dunkin' Donuts	2,625
D1	Venture Martial Arts	2,111
D2	Jackson Hewitt	1,611
D4	Palmercare Chiropractic	2,106
F2 - 5	DogTopia	5,370
F6-8	Norman's Liquors	3,600
F1	Pizza Hut	1,800
G1	AVAILABLE	1,500
G3	AVAILABLE	1,500
G4	AVAILABLE	600
G5	The UPS Store	1,800
G8	AVAILABLE	600
G9	Denver Jewelers	1,200
G7	Beauti Nails & Spa	900
G6	Pho Hau Restaurant	1,500
G2	GNC	1,200
100	Qdoba	4,420
Total		240,418



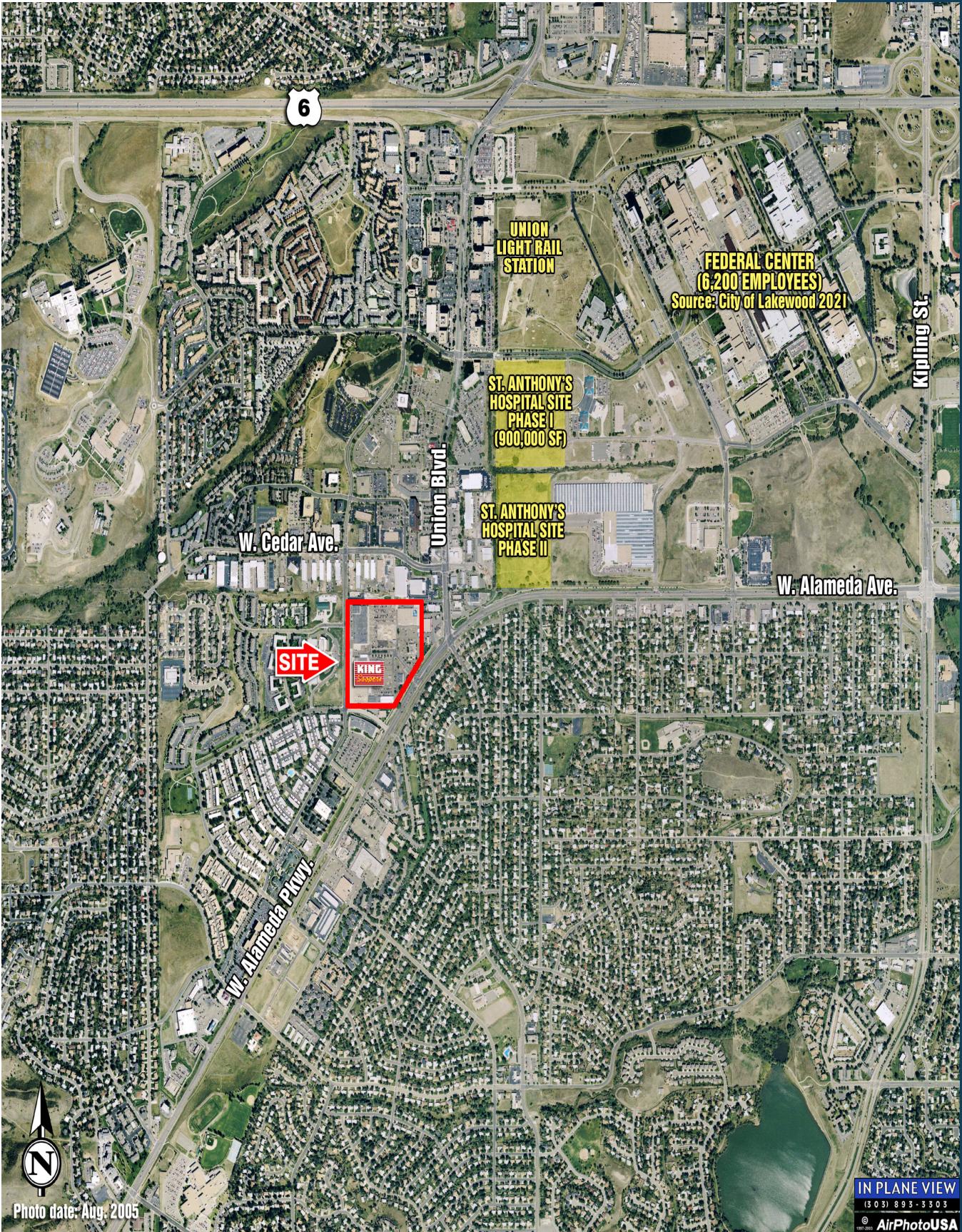


Photo date: Aug. 2005

IN PLANE VIEW
(303) 993-3303
AirPhotoUSA

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