MARKET SQUARE

SWC Wadsworth Boulevard & Jewell Avenue
Lakewood, Colorado

- King Soopers grocery, known for excellent quality and unbeatable prices making it the top grocer in Denver is the anchor of this west metro area shopping center.
- This center is located in a well established, densely populated residential neighborhood.
- Pad sitewith great visibility to Wadsworth Boulevard available.

Total Rental Area Size:	92,759 SF	Traffic Counts:	
Total Number of Units:	14	Wadsworth Boulevard	48,000 VPD
Anchor Tenant:	King Soopers	Jewell Avenue	20,000 VPD

Primary Demographics:	1 Mile	3 Mile	5 Mile
2018 Population	13,210	141,776	354,771
2023 Population	13,532	147,376	370,859
Projected Growth	0.5%	0.8%	0.9%
2018 AHI	$103,537	$87,930	$84,161

AmCap
INCORPORATED

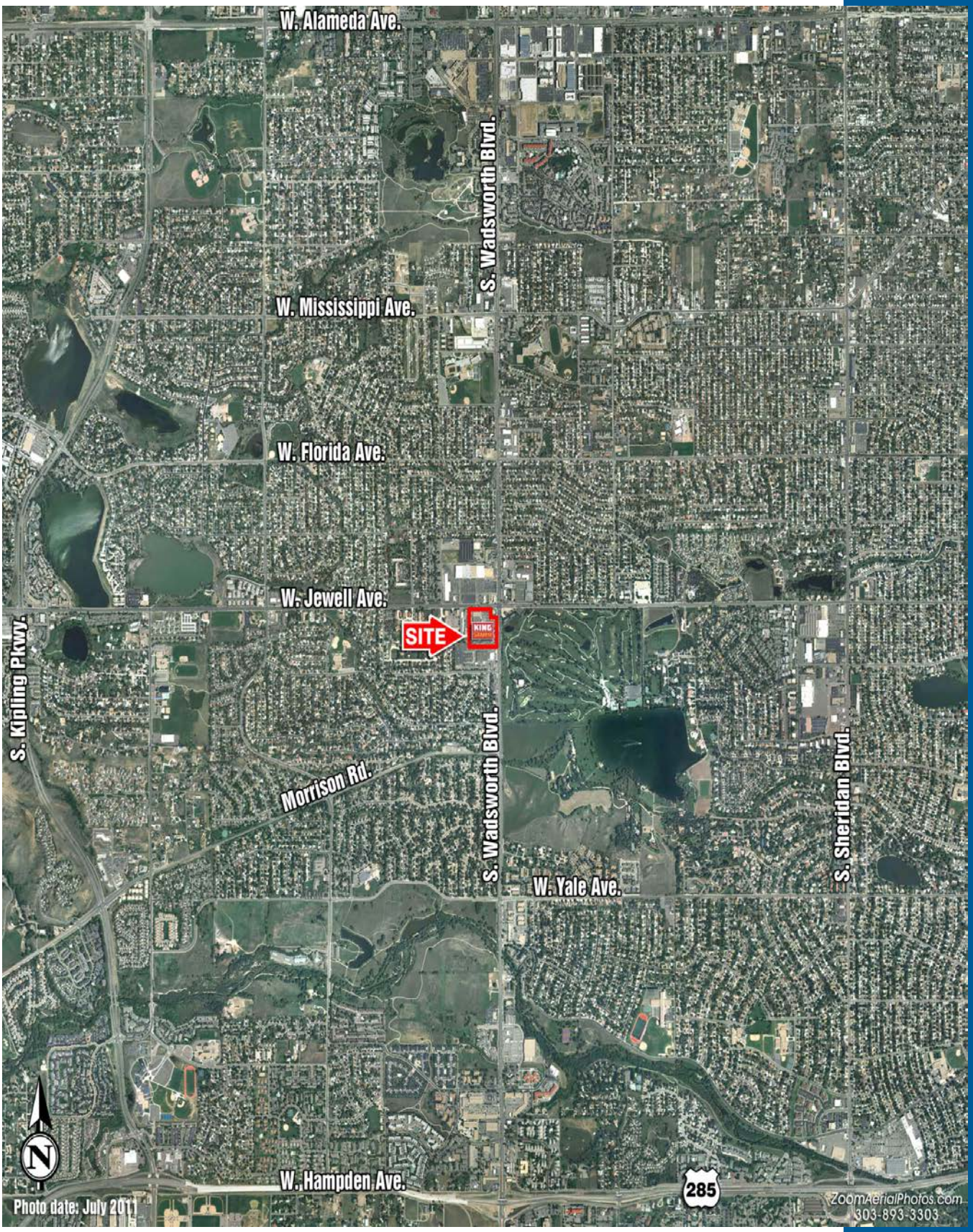
Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902
203-327-2001

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

www.AmCap.com

TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
King Soopers	27	53,959	Modern Nails	67-71	2,200
T-Mobile	17	1,585	Tom & Jakes Barbers	77	880
Annie's Salon	19	1,010	Wadsworth Liquor & Wine	79-81	2,975
Fortune City	39	1,520	Valley Inn Restaurant	97	3,750
Cricket Wireless	47	2,020	O'Reilly Auto Parts	55	5,586
Boost Mobile	49	2,020	Negotiating New Lease		1,800
Dollar Tree	51	12,804	End-cap Pad space		1,500
Colorado Krav Maga	57	2,450		TOTAL:	92,759

MARKET
SQUARE



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