

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 site with 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
<hr/>			
Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	13,944	135,624	343,788
2027 Population	13,618	136,956	352,472
Projected Growth	-0.5%	0.2%	0.5%
2022 AHI	\$99,558	\$94,893	\$95,343

AmCap

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

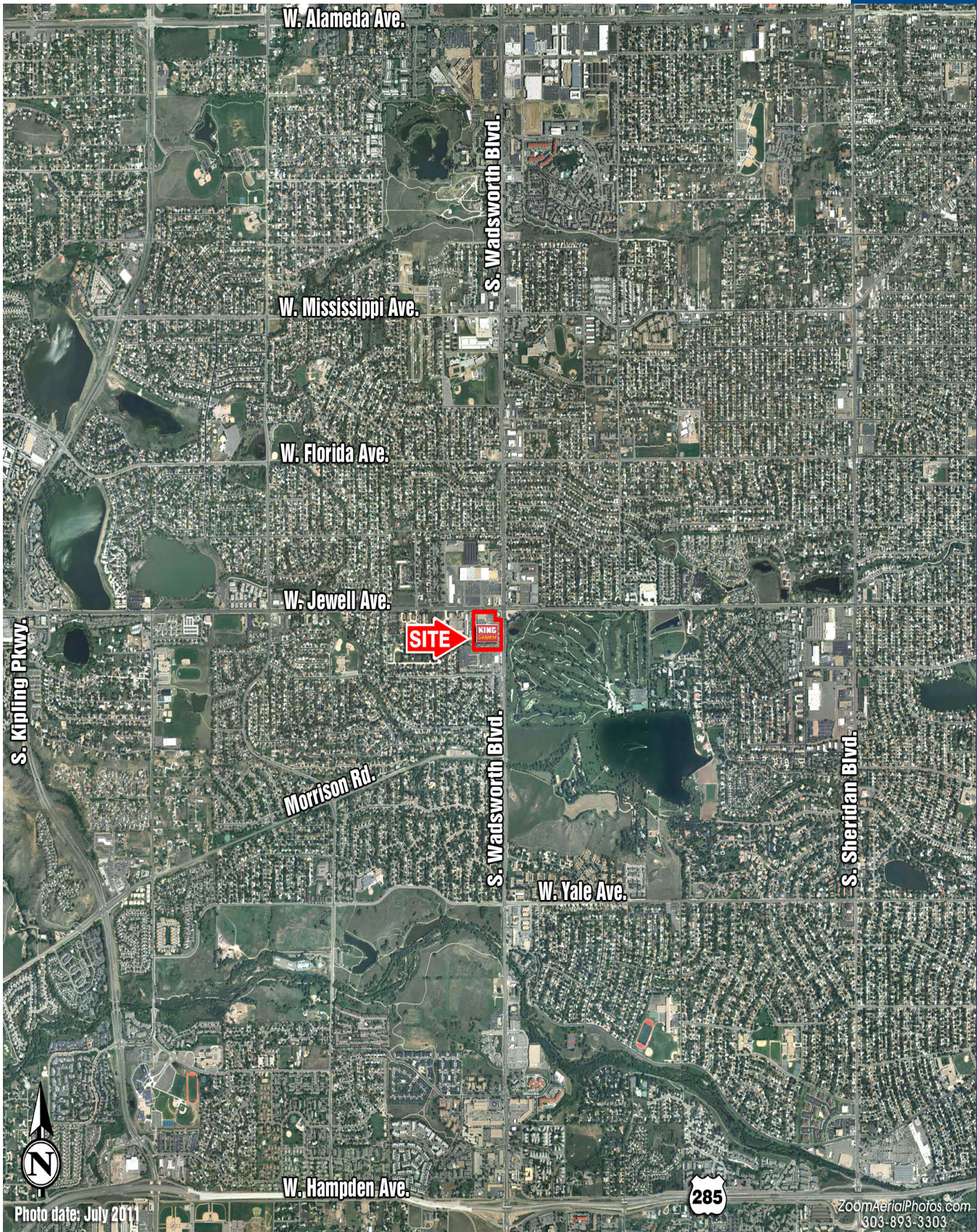
Leasing Information
AmCap Properties, Inc.
950 South Cherry Street, 1120
Denver, CO 80246
303-321-1500

www.AmCap.com



TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
King Soopers	27	53,959	O'Reilly Auto Parts	55	5,586
AVAILABLE	17	1,585	AVAILABLE	57	2,450
Annie's Salon	19	1,010	Knock Knock Nails	67-71	2,200
Fortune City	39	1,520	Tom & Jakes Barbers	77	880
Brident Dental	47 - 49	4,040	Wadsworth Liquor & Wine	79-81	2,975
AVAILABLE	49	2,020	Valley Inn Restaurant	97	3,750
				TOTAL:	92,759





We obtained the information contained herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All marks displayed on this document are the property of their respective owners.

Revised 06-23