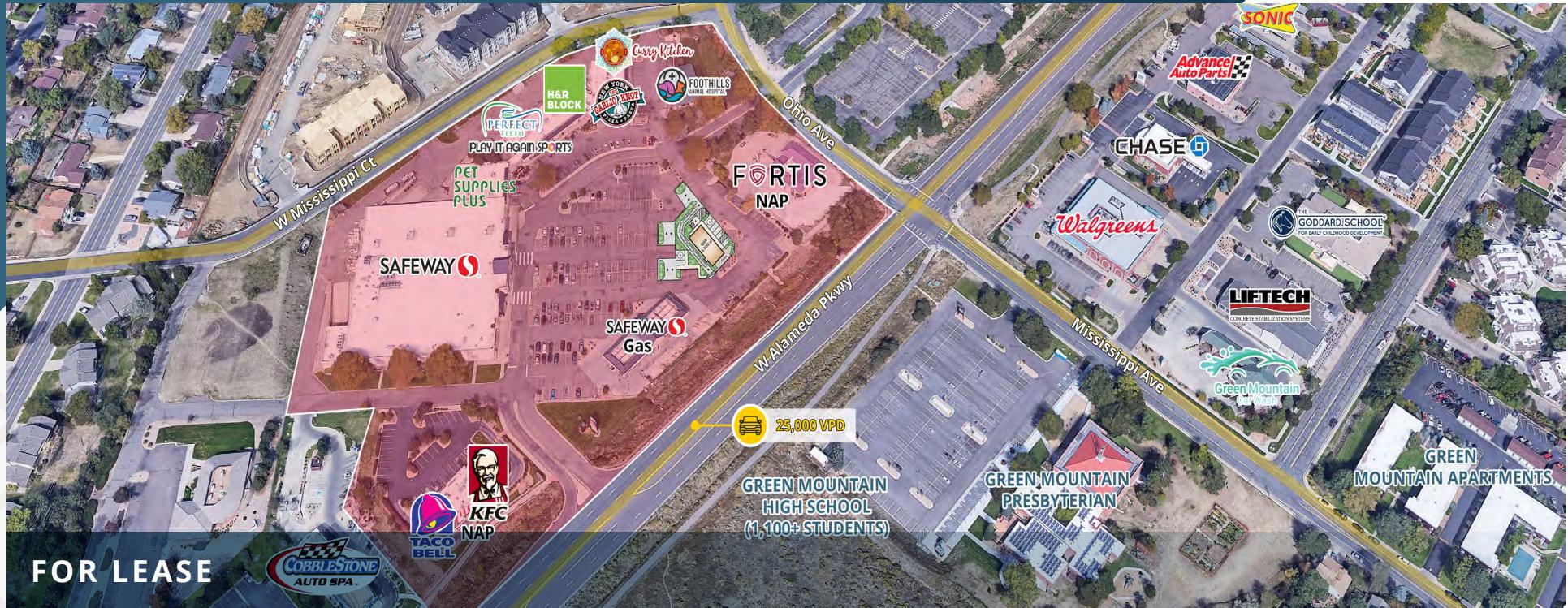


Foothills Shopping Center

13049 W Alameda Parkway | Lakewood, CO 80228



INLINE SPACE

4,800 SF

PAD AVAILABLE

0.6 AC

PRICING

Contact Broker

NNN

\$7.12/SF

ZONING

M-G-S

ABOUT THE PROPERTY

- DO NOT DISTURB TENANT - Can be made available**
- Safeway just celebrated a Grand Reopening after completing a full remodel
- Brand new parking lot resurfaced
- Drive-thru pad opportunity
- Very strong demographics and limited retail competition
- 347 free surface parking spaces

TRAFFIC COUNTS

W Alameda Pkwy

25,000 VPD

Union Blvd n/o Alameda Pkwy

34,758 VPD

Source: CDOT

DEMOGRAPHICS

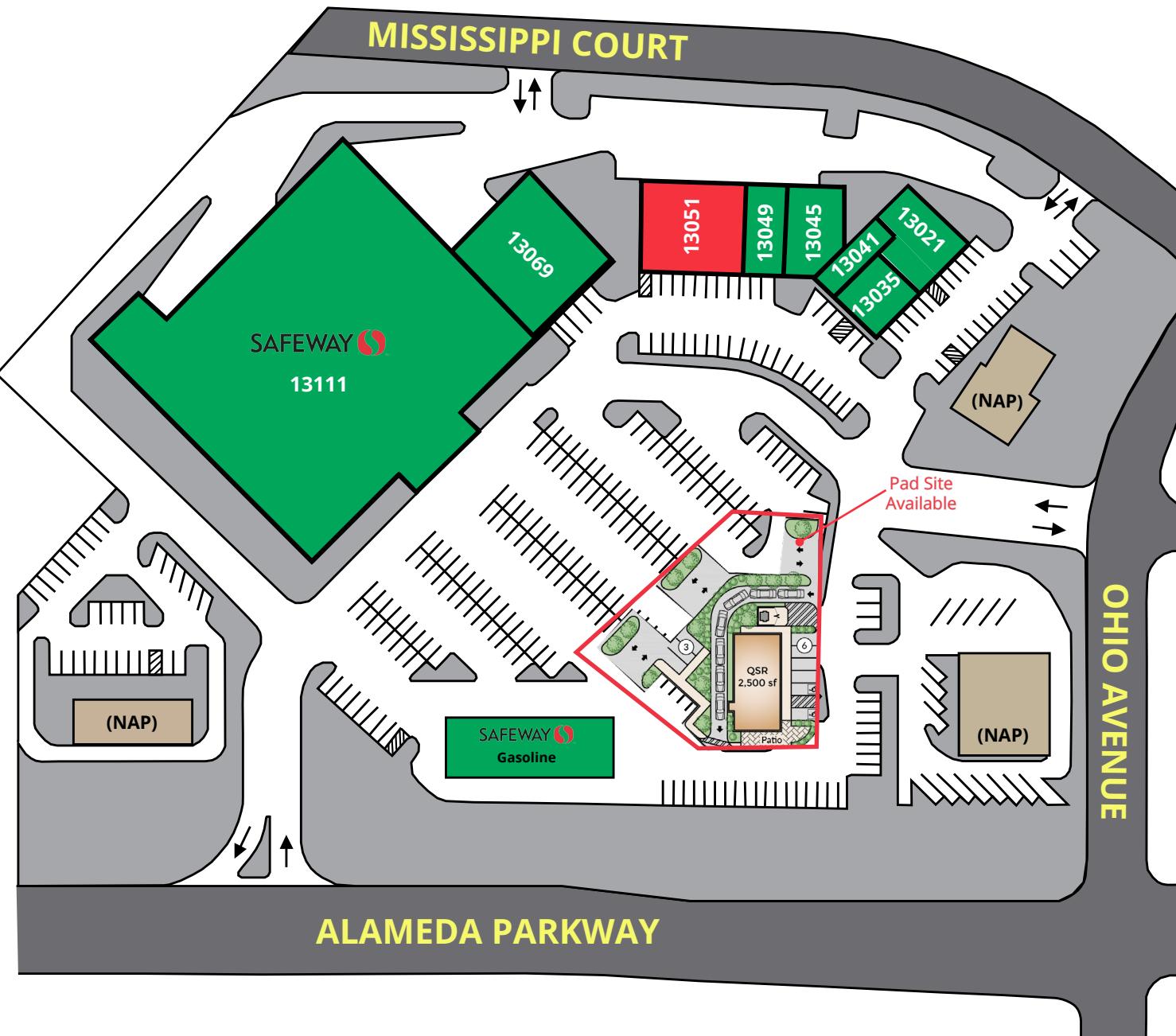
	1 Mile	3 Miles	5 Miles
Population	13,212	75,389	202,337
Daytime Population	10,801	80,878	199,872
Avg. Household Income	\$115,874	\$129,609	\$118,567
Estimated Households	5,817	31,748	85,057
Year: 2023 Source: Esri			

CONTACT

Jack Lazzeri | 303.295.4841 | jack.lazzeri@srsre.com

Foothills Shopping Center

13049 W Alameda Parkway | Lakewood, CO 80228



SUITE	TENANTS	SF
13111	Safeway	60,028
13107	Safeway Fuel (Ground Lease)	5,925
13021	Curry Kitchen Indian Eatery	3,273
13035	Perfect Teeth	2,121
13041	Garlic Knot	1,490
13045	Martial Arts	2,400
13049	H&R Block	1,200
13051	CAN BE MADE AVAILABLE	4,800
13069	Pet Supplies Plus	6,460
TOTAL SQUARE FEET		87,697

	SUBJECT PROPERTY
	AVAILABLE
	NOT A PART
PAD SITE AVAILABLE	
0.6 AC	
2,500 SF Building	

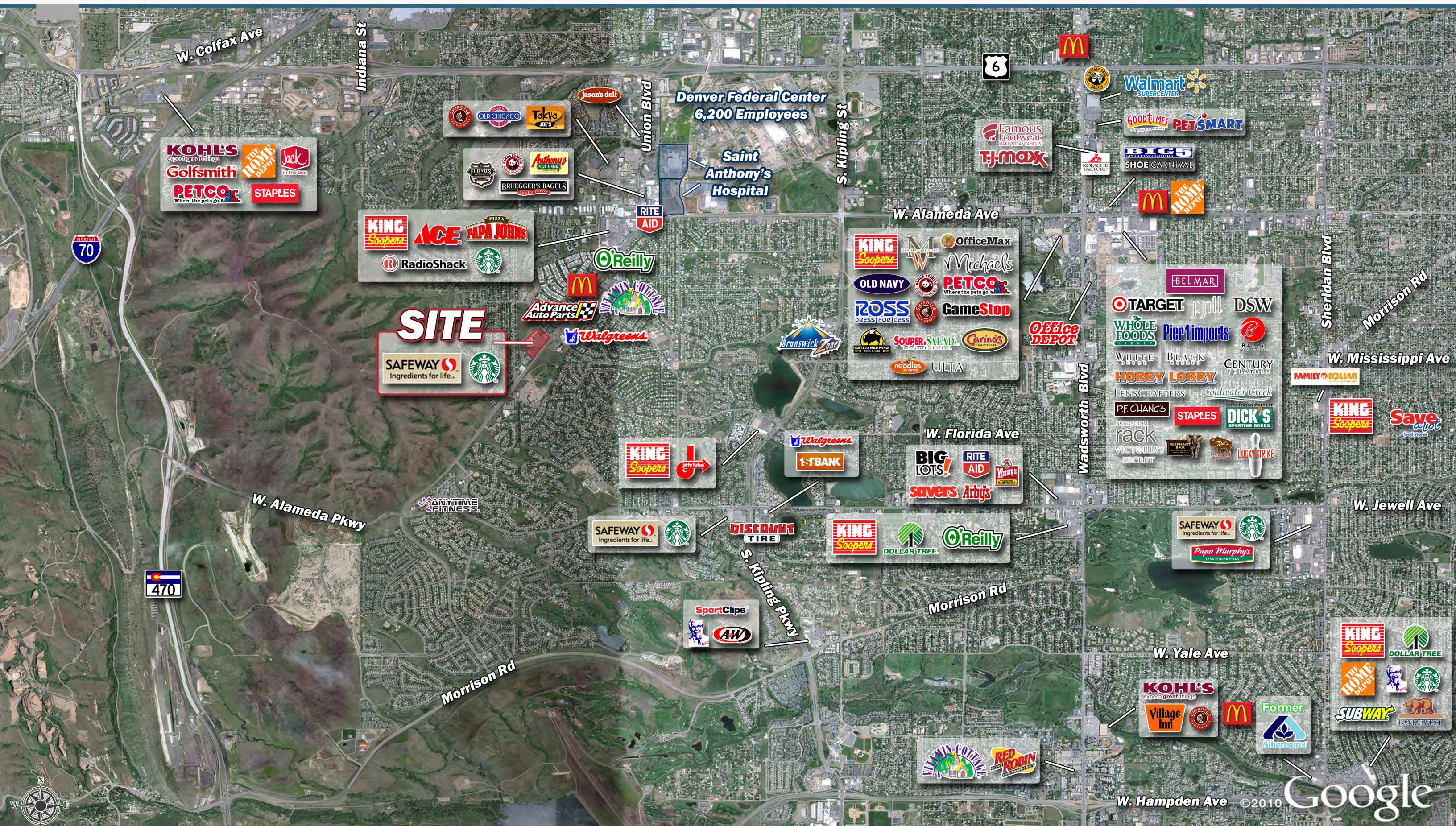
Foothills Shopping Center

13049 W Alameda Parkway | Lakewood, CO 80228



Trade Area

Lakewood, CO



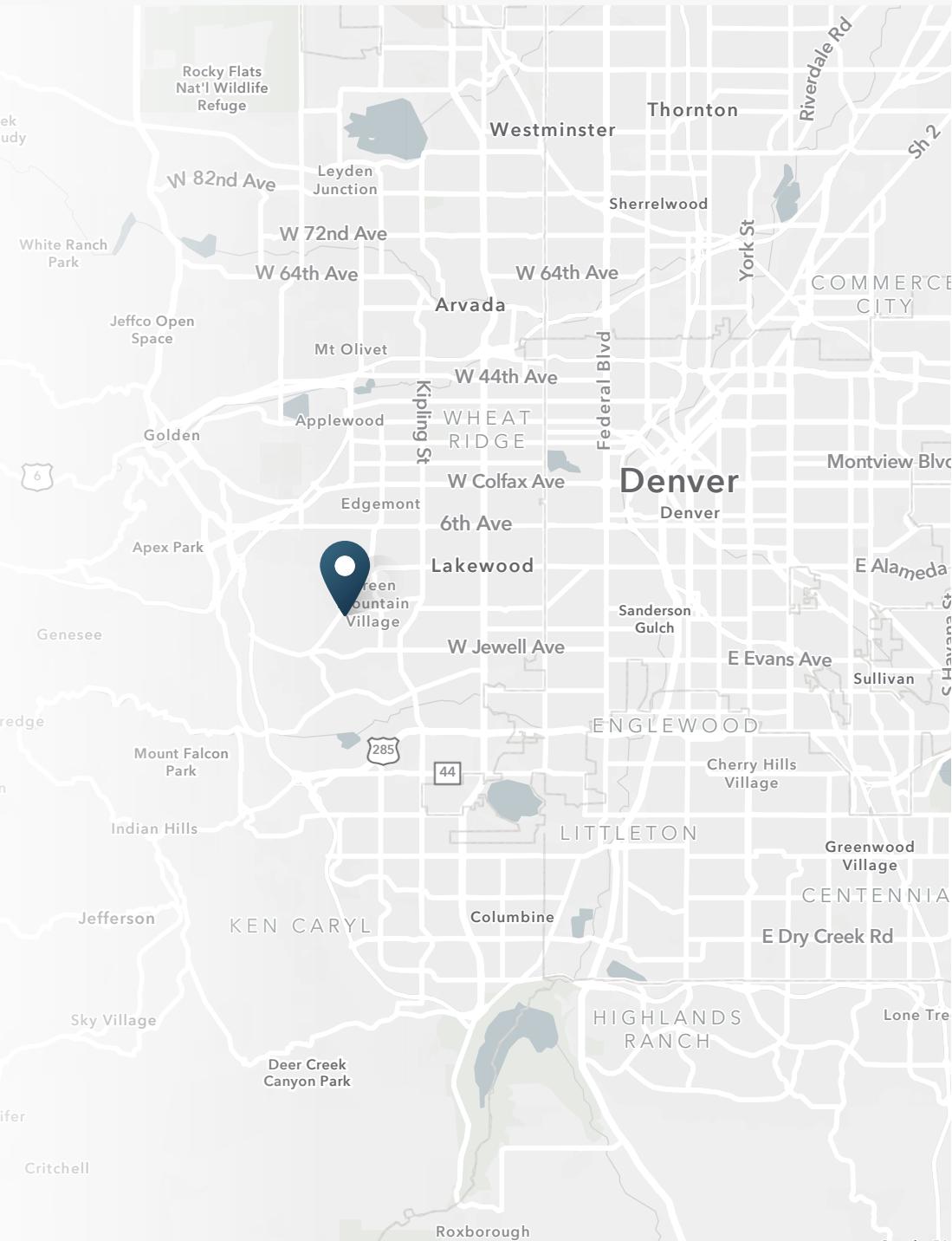
Foothills Shopping Center

13049 W Alameda Parkway | Lakewood, CO 80228



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles Area
2023 Estimated Population	13,212	75,389	202,337
2028 Projected Population	13,311	75,698	204,473
Projected Annual Growth 2023 to 2028	0.15%	0.08%	0.21%
Daytime Population			
2023 Daytime Population	10,801	80,878	199,872
Workers	5,550	48,381	109,064
Residents	5,251	32,497	90,808
Income			
2023 Est. Average Household Income	\$115,874	\$129,609	\$118,567
2023 Est. Median Household Income	\$88,762	\$94,807	\$85,131
Households & Growth			
2023 Estimated Households	5,817	31,748	85,057
2028 Projected Households	5,946	32,201	87,016
Projected Annual Growth 2023 to 2028	0.44%	0.28%	0.46%
Race & Ethnicity			
2023 Est. White	79%	79%	74%
2023 Est. Black or African American	2%	1%	2%
2023 Est. Asian or Pacific Islander	4%	4%	4%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	4%	4%	7%
2023 Est. Hispanic	14%	15%	21%



SOURCE





SRS

SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Jack Lazzeri
303.295.4841
jack.lazzeri@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.