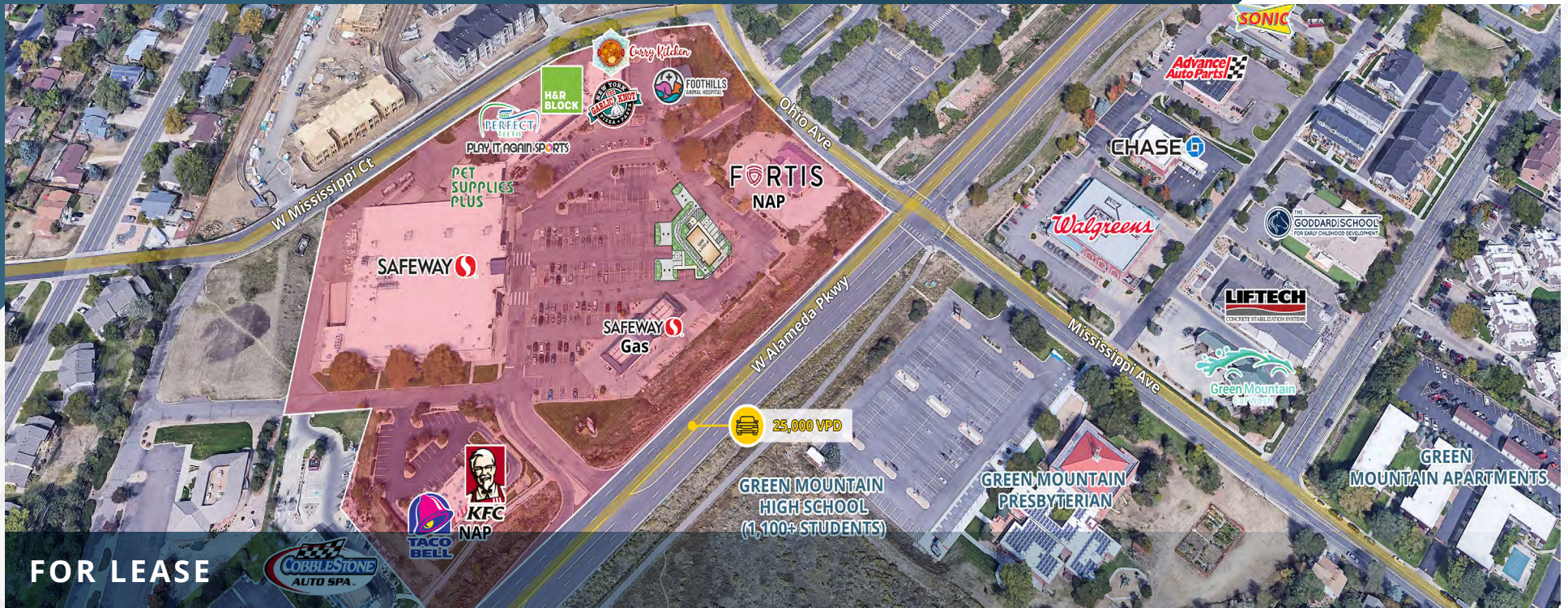


Foothills Shopping Center

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

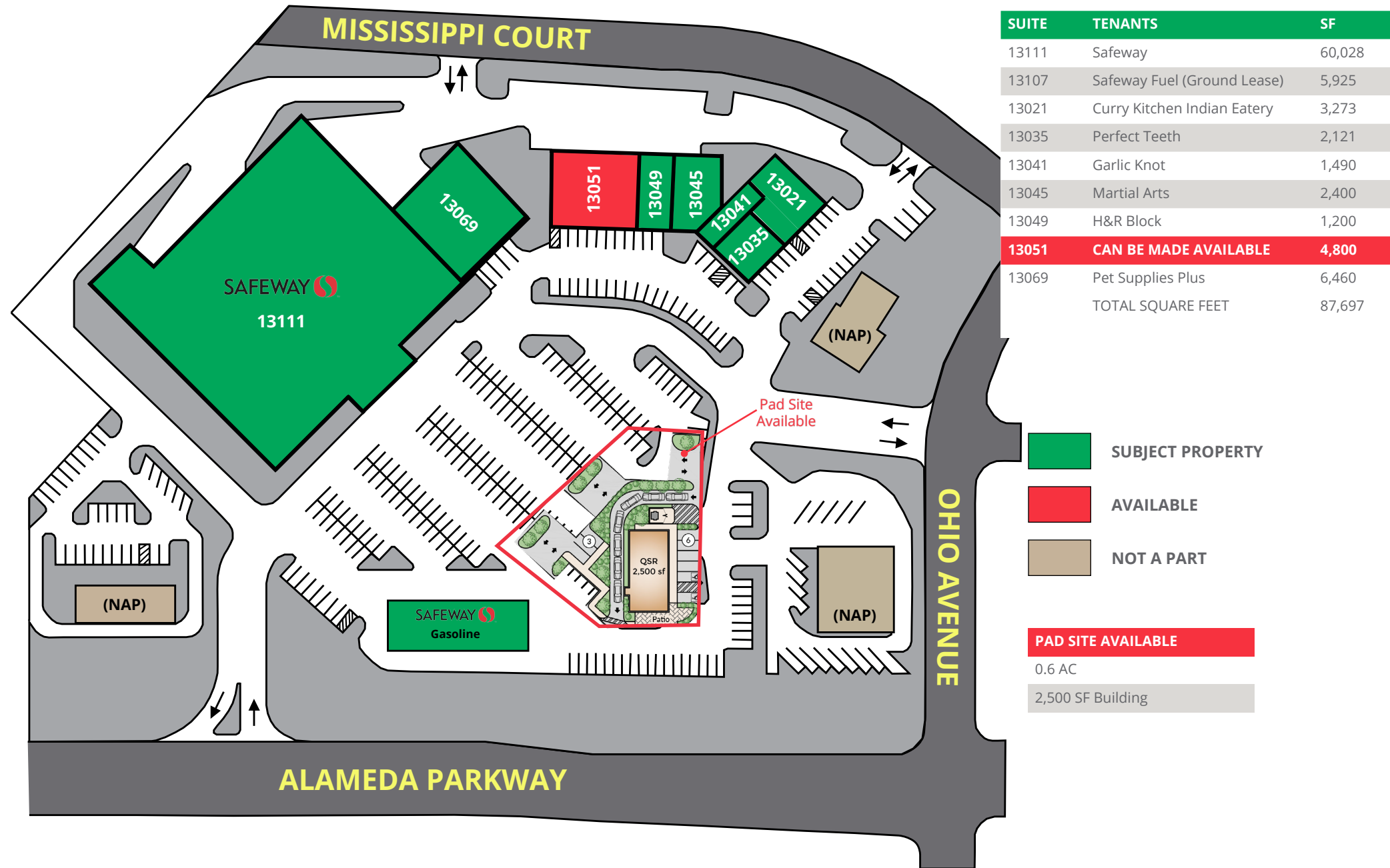
Year: 2023 | Source: Esri

CONTACT

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

Foothills Shopping Center

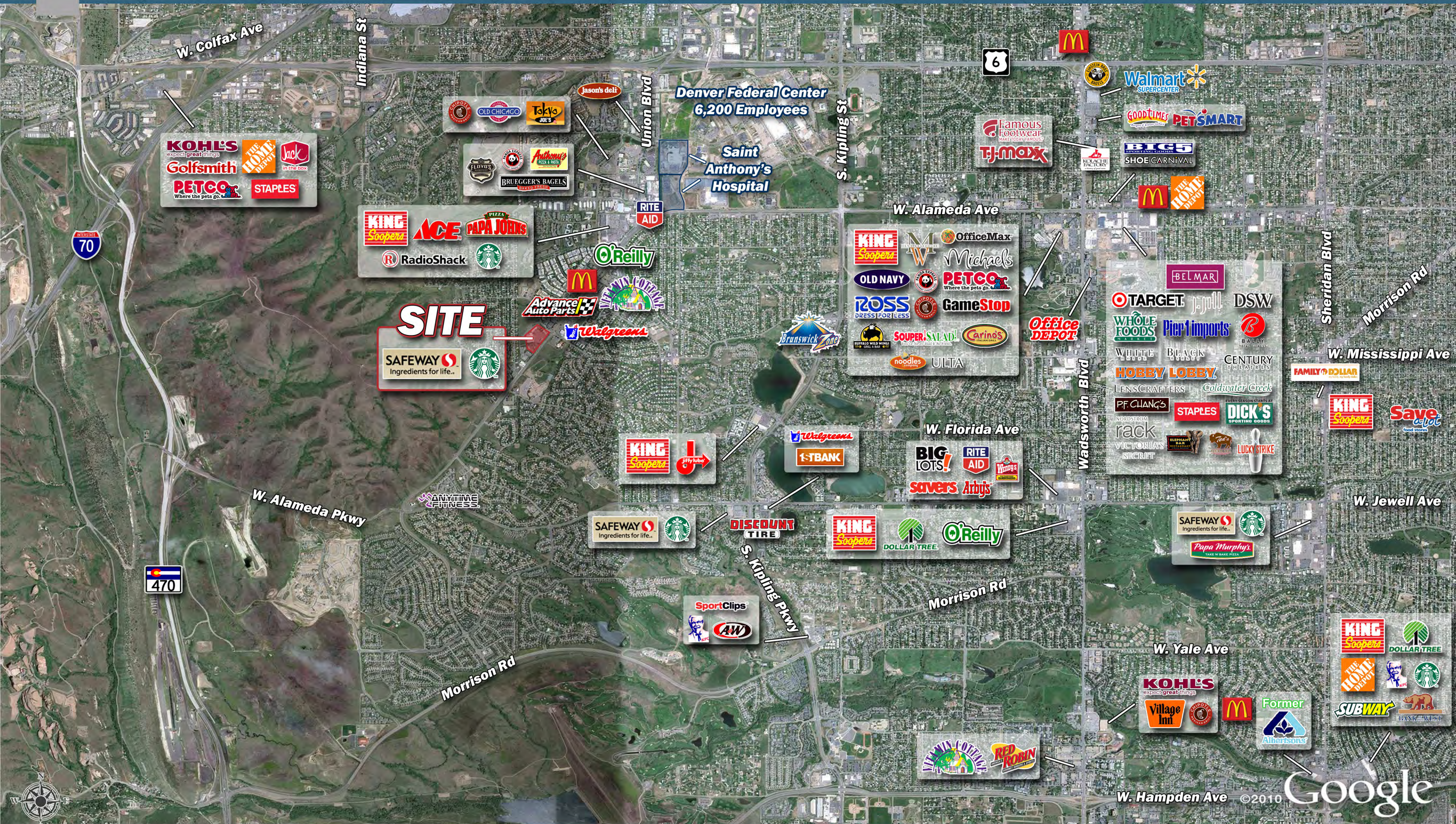
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
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



Critchell

Roxborough



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