

Foothills Shopping Center

13049 W Alameda Parkway | Lakewood, CO 80228



FOR LEASE

INLINE SPACE

AVAILABLE

2,400 SF

PAD AVAILABLE

0.6 AC

PRICING

Contact Broker

NNN

\$6.50/SF

ZONING

M-G-S

ABOUT THE PROPERTY

- **Last space remaining!**
- 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

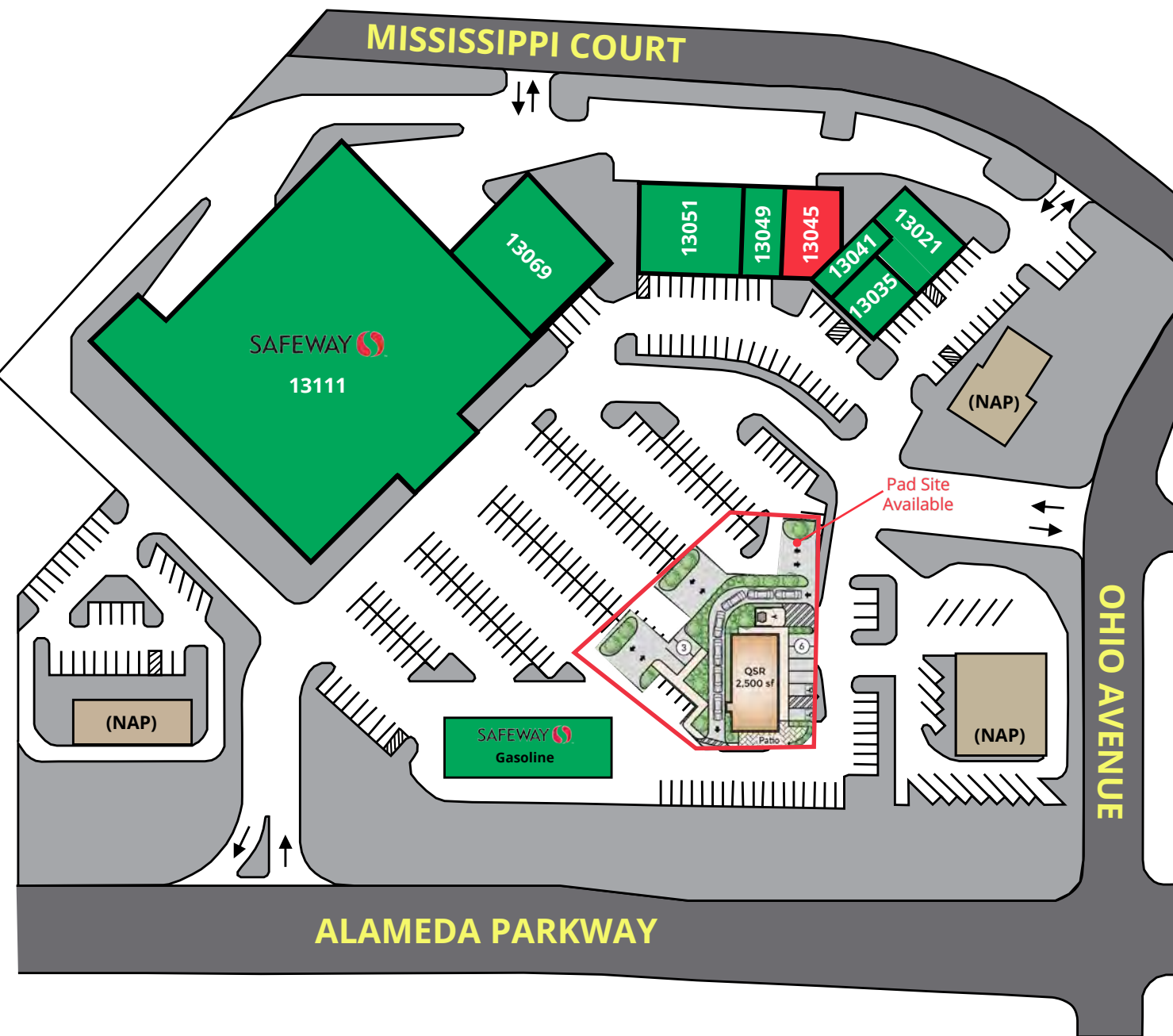
Year: 2023 | Source: Esri

CONTACT

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

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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	AVAILABLE	2,400
13049	H&R Block	1,200
13051	Play it Again Sports	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



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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

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	10,801	80,878	199,872
Workers	5,550	48,381	109,064
Residents	5,251	32,497	90,808

Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$115,874	\$129,609	\$118,567
2023 Est. Median Household Income	\$88,762	\$94,807	\$85,131

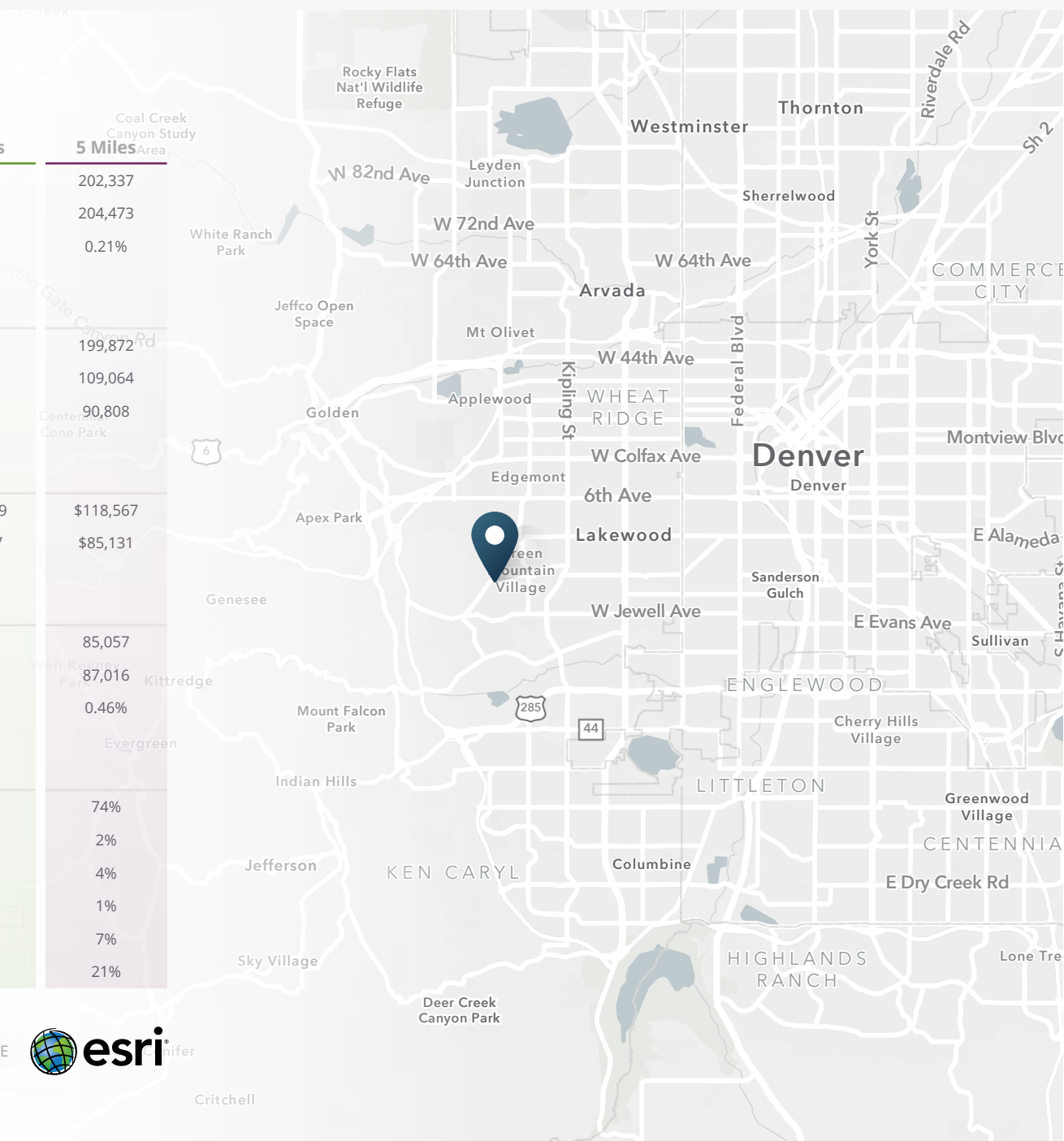
Households & Growth

	1 Mile	3 Miles	5 Miles
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

	1 Mile	3 Miles	5 Miles
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 Esri





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

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