

FOOTHILLS SHOPPING CENTER

13049 W. Alameda Parkway, Lakewood, CO 80228

1,600 SF - 6,460 SF END-CAP WITH OUTDOOR PATIO OPPORTUNITY



AVAILABLE

FOR LEASE



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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Rare 6,460 SF end-cap opportunity adjacent to Safeway with a ±2,000 SF patio/outdoor opportunity
- 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

INLINE SPACE

1,600 - 6,460 SF

PAD AVAILABLE

0.6 AC

PRICING

Contact Broker

NNN

\$7.12/SF

ZONING

M-G-S

TRAFFIC COUNTS

Source: CDOT

W. Alameda Pkwy.

25,000 VPD

Union Blvd. n/o Alameda Pkwy.

34,758 VPD

DEMOGRAPHICS

Year: 2023 | Source: Esri

Suite	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



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SITE PLAN

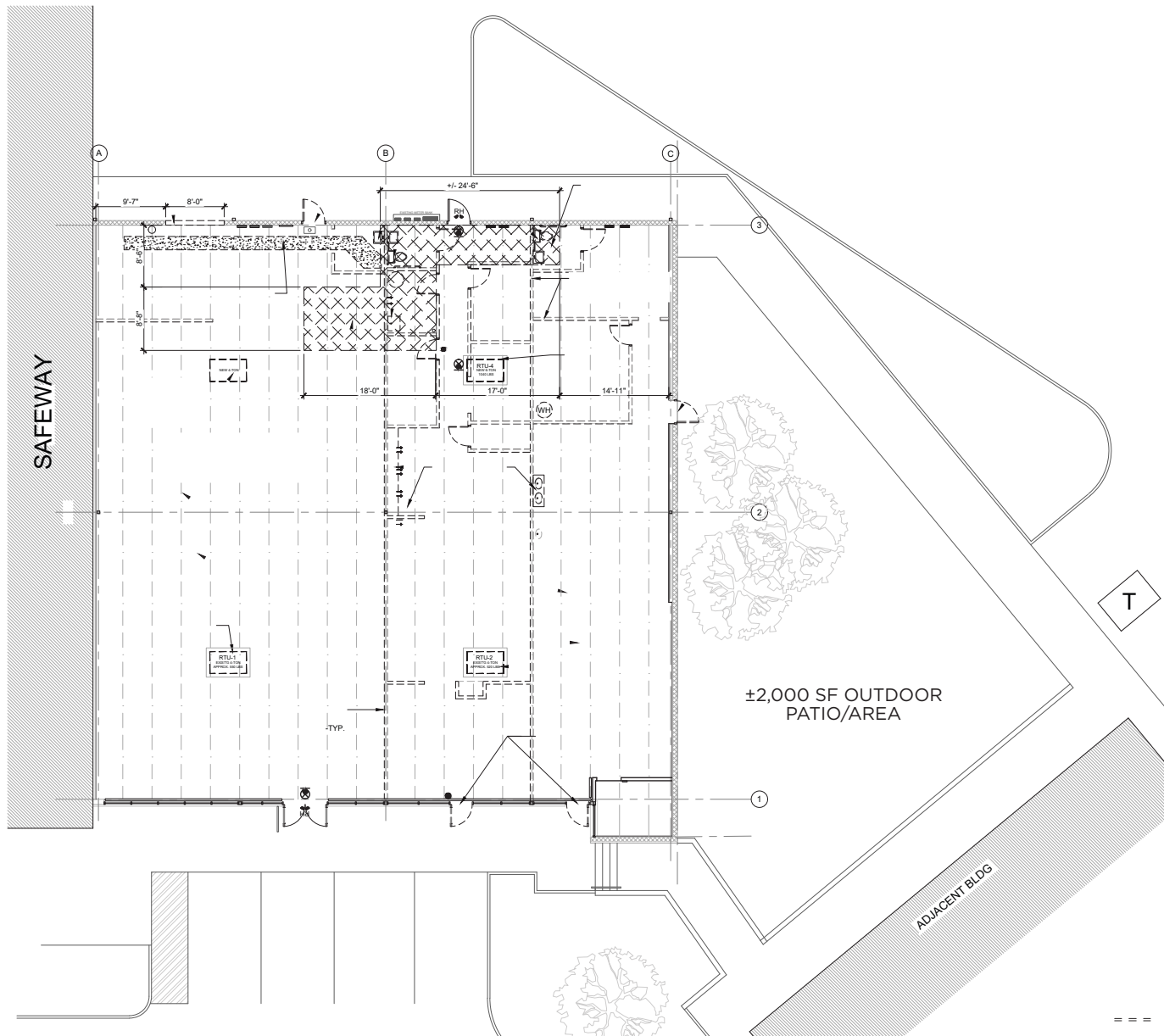


Suite	Tenants	SF
13111	Safeway	60,028
13107	Safeway Fuel	5,925
13021 13025	Jordano's Grill	3,273
13035	Perfect Teeth	2,121
13041	The Garlic Knot Restaurant	1,490
13045	Premier Academy of Dance	2,400
13049	H&R Block	1,200
13051	Play it Again Sports	4,800
13069	Available	1,660
13071	Available	1,600
13079	Available	3,200
Can be combined for 6,460 SF		
Total SF		87,697

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SUITE 13025



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TRADE AREA



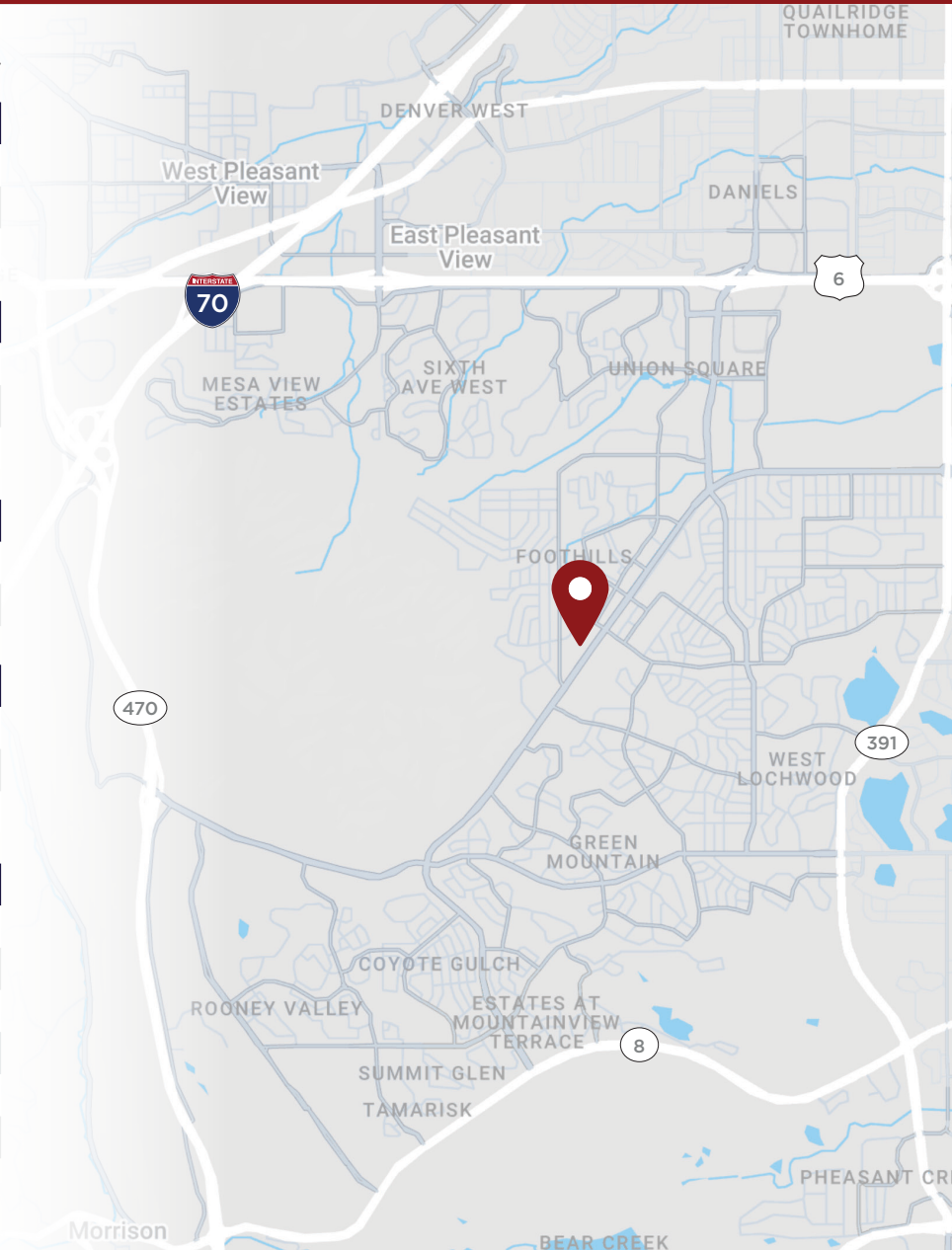
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DEMOGRAPHIC HIGHLIGHTS

Source: Esri

Population	1 Mile	3 Miles	5 Miles
2023 Est. 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 Est. 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%	75%
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%



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