



Center Highlights

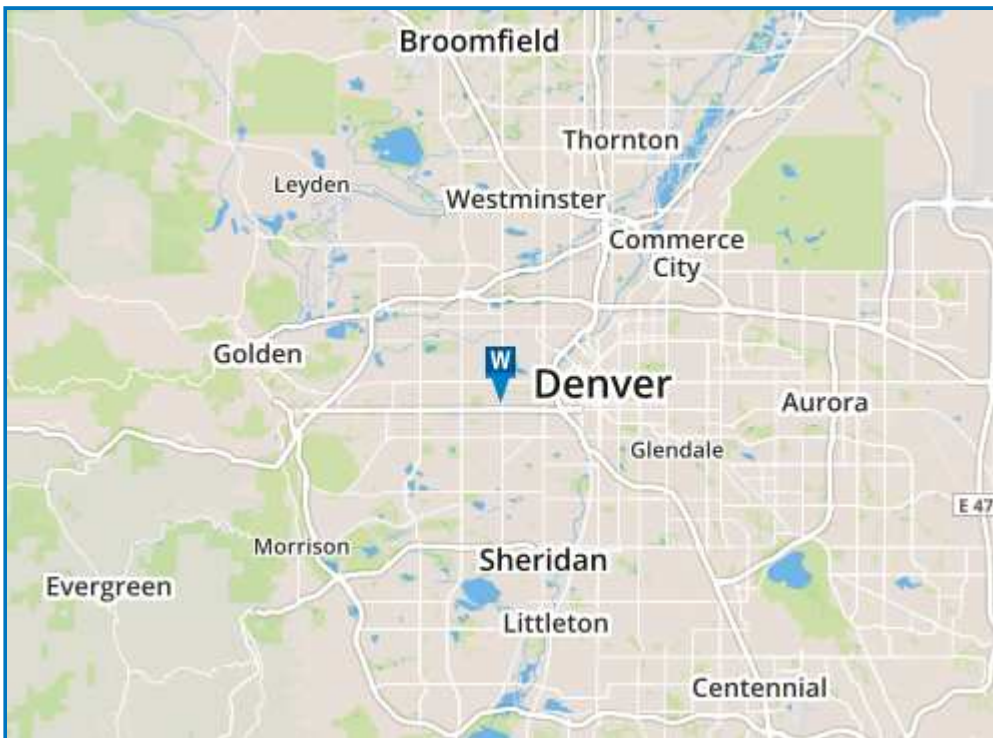
Anchored by a King Soopers and Target, Edgewater Marketplace serves the daily needs of an eclectic community that includes established neighborhoods and modern multifamily campuses. Major thoroughfares and convenient public transit nodes have made this shopping center a retail nexus for the expansive, growing area just west of downtown Denver and around Sloan's Lake.

Center Address: Sheridan Blvd at W 17th Ave

City/State: Edgewater, CO

Property Size: 144,553 sq. ft.

Latitude/Longitude: 39.74465 N, -105.05460 W



Demographics



Population:
3-mile radius

175,583



Traffic Counts:
Sheridan Blvd &
W 17th Ave



**Average
Household
Income:**

\$86,835

45,453

Contact Us

Christine Hillman

Leasing Agent

Phone: 602.217.8851

Email: chillman@weingarten.com

Lou Brock

Property Manager, Short-Term Leasing

Phone: 303.801.3702

Email: lbrock@weingarten.com

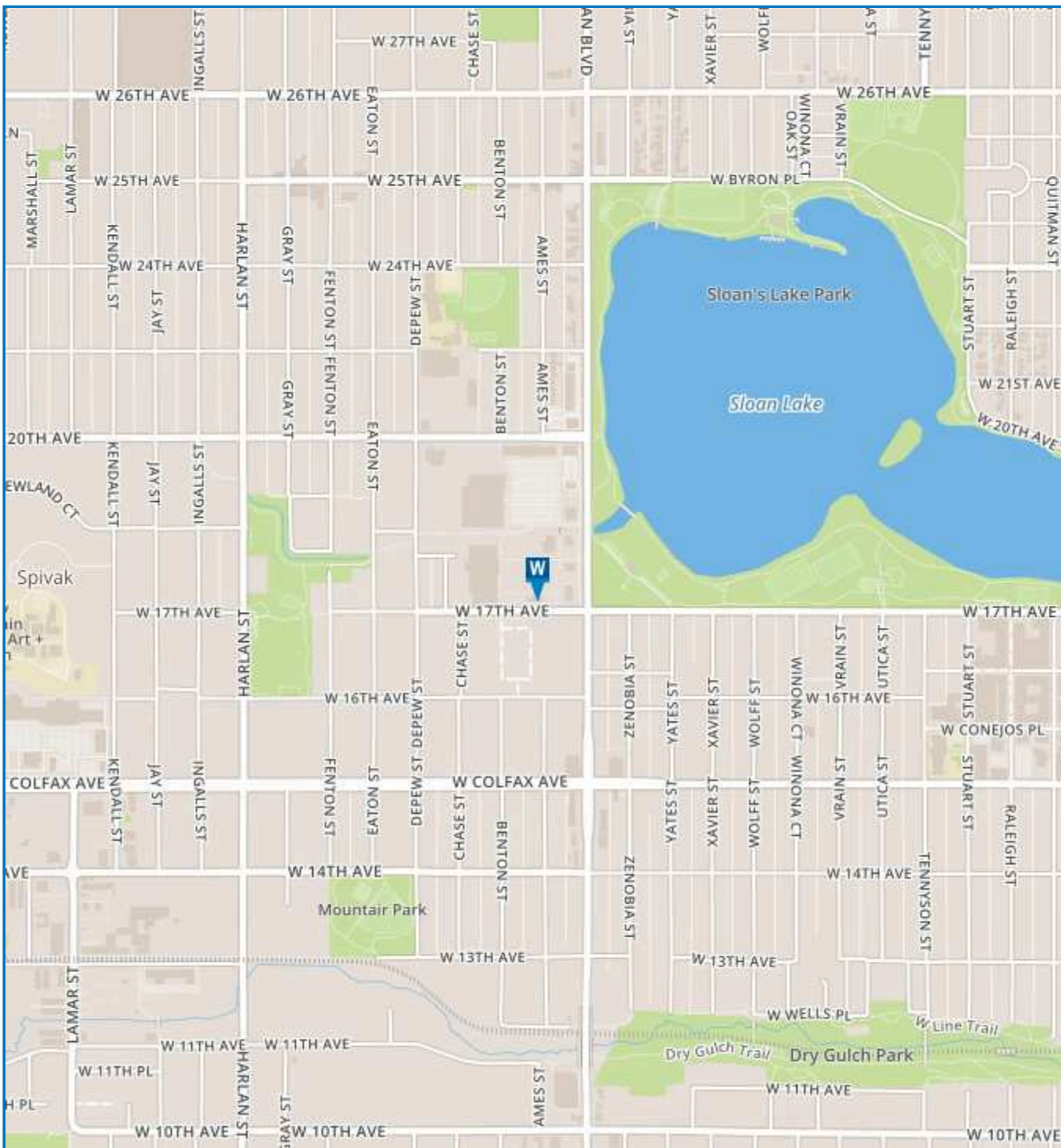
Weingarten Realty Investors

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



TENANT LIST

A0A	Ace Hardware	18,800 SF
A0E	Great Clips	1,289 SF
A0F	Cricket Wireless	1,100 SF
A0G	Papa Murphy's	1,214 SF
A0K	King Soopers Supermarket	76,560 SF
B0A	JJ Liquors	3,180 SF
B0E	Washway	4,378 SF
B0F	High Ride Cycle	2,021 SF
C0A	Beyond Thai	1,540 SF
C0B	Asuka Ramen & Poke	1,200 SF
C0C	Hollywood Nails	1,000 SF
C0D	Club Pilates	1,500 SF
C0E	Bert Vision Center	1,636 SF
C0F	Revive Chiropractic	1,120 SF
C0G	Cost Cutters	1,280 SF
C0H	Sally Beauty Supply	1,205 SF
C0K	Available	8,000 SF
C0L	Liberty Tax Service	1,400 SF
C0N	GNC	1,499 SF
C0P	Bellco Credit Union	2,662 SF
C0Q	Available	1,607 SF
C0R	Orange Theory Fitness	3,500 SF
R0A	Chick-Fil-A	4,558 SF
R0B	Taco Bell	2,304 SF
T0A	Target	
1	King Soopers Gas Pad	



Demographics



Population:

1-Mile **23,003**
3-Mile **175,583**
5-Mile **462,616**



Number of Households:

1-Mile **9,761**
3-Mile **74,795**
5-Mile **209,464**



Average Household Income:

1-Mile **65,835**
3-Mile **86,835**
5-Mile **83,634**



Total Number of Employees:

1-Mile **6,828**
3-Mile **92,913**
5-Mile **359,339**