



### SIZE

90,855 square feet

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	8,728	52,999	135,185
<b>Households</b>	3,180	19,996	54,813
<b>Median HH Income (\$)</b>	131,409	120,969	103,116

### MAJOR TENANT(S)

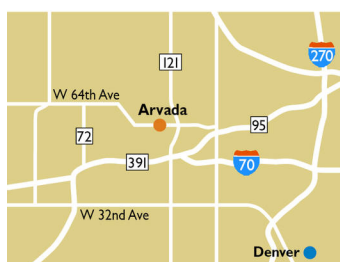
King Soopers  
Kohl's  
Key Bank

### LEASING CONTACT

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Mobile (303) 547-4386  
mvisconsi@phillipsedison.com

### MORE INFO

www.phillipsedison.com



### LOCATION

15400 W. 64th Avenue | Arvada, CO 80007

### PROPERTY HIGHLIGHTS

- Neighborhood center anchored by King Soopers (a division of Kroger), the area's dominant grocer and shadow-anchored by Kohl's, Ace Hardware and Prestige Fitness
- King Soopers draws over 25,000 customers per week
- National tenants including Subway, Cold Stone Creamery, Buffalo Wild Wings, Key Bank and Sherwin Williams
- Located in an affluent and growing suburb of Denver with more than 52,900 residents with an average household income of more than \$143,800 in the three mile trade area



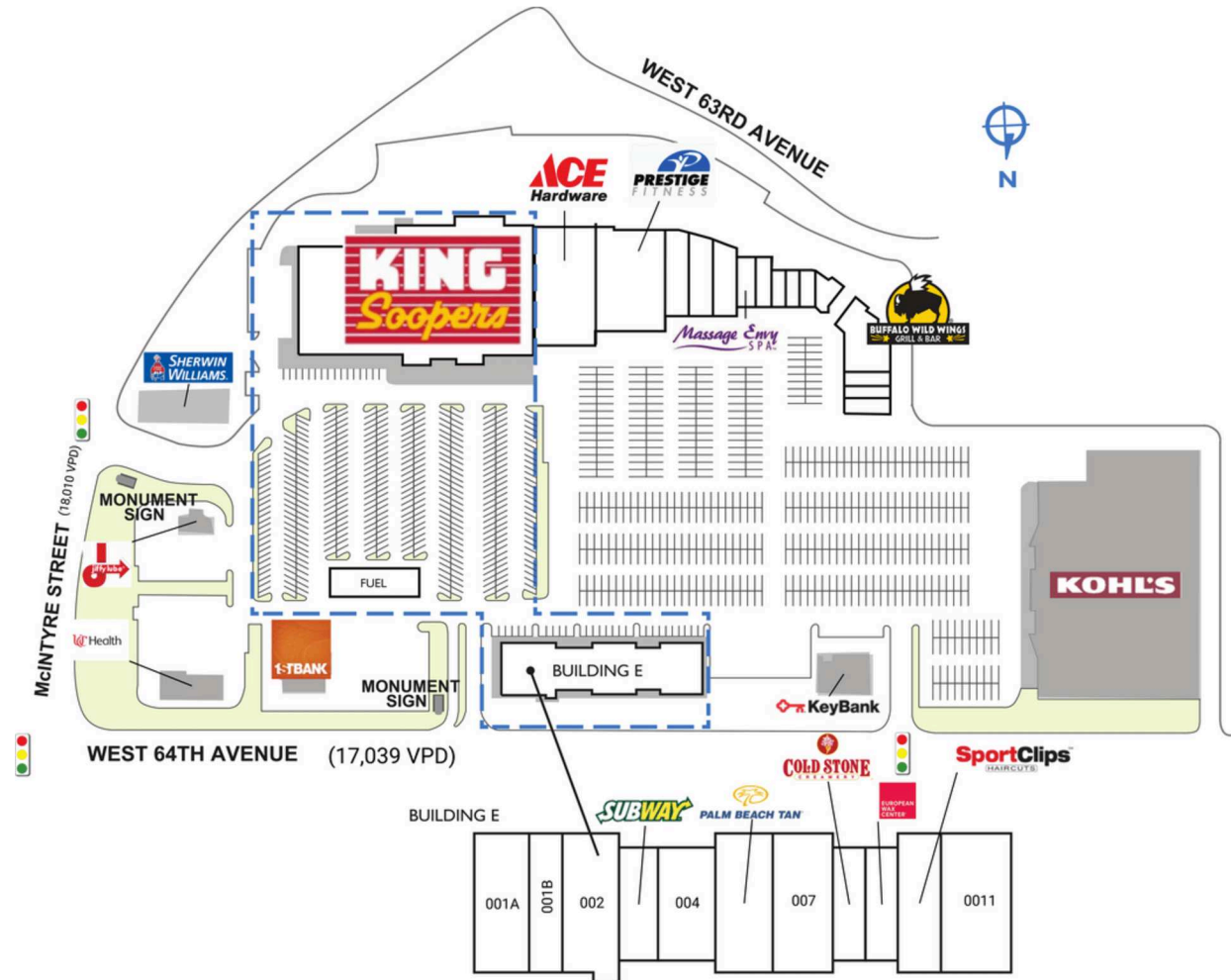
# WESTWOODS SHOPPING CENTER

15400 W. 64th Avenue | Arvada, CO 80007

SPACE	TENANT	SQ. FT.
OUT1	King Soopers Fuel	
SHAD2	Key Bank	
SHAD3	Kohl's	
SHAD4	Jiffy Lube	
SHAD5	UC Health	
SHAD6	First Bank	
SHAD8	Sherwin Williams	
001A	Takiza	2,413 SF
001B	Westwoods Cleaners	1,600 SF
002	100% Chiropractic	2,507 SF
003	Subway	1,300 SF
004	Westwood Nails	2,314 SF
006	Palm Beach Tan	2,255 SF
007	Mile High Wine Cellars	3,185 SF
008	Cold Stone Creamery	1,200 SF
009	European Wax Center	1,200 SF
0010	Sport Clips	1,644 SF
0011	Centre Salon	3,620 SF
0012	King Soopers	67,617 SF
<b>TOTAL SQ. FT.</b>		<b>90,855</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	

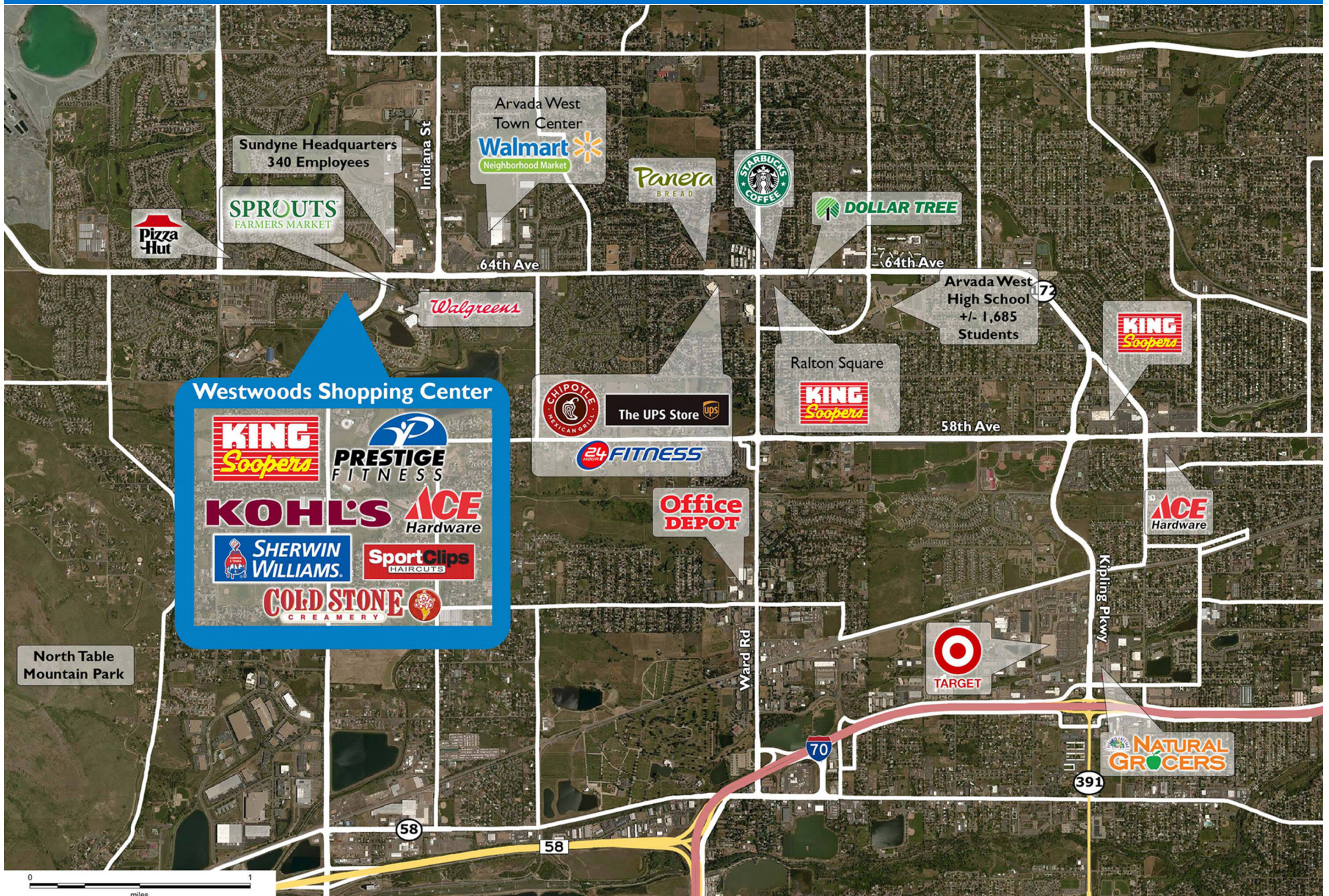


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# WESTWOODS SHOPPING CENTER

15400 W. 64th Avenue | Arvada, CO 80007





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



<b>Westwoods Shopping Center Arvada, CO</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Population</b>	Q2 2022 Estimated Population	8,728	52,999	135,185
	2027 Projected Population	10,576	58,529	144,041
	2010 Census Population	6,229	43,157	117,023
	2000 Census Population	4,235	36,683	111,545
	1990 Census Population	1,004	26,822	94,070
	Historical Annual Growth 1990 to 2000	15.48%	3.18%	1.72%
	Historical Annual Growth 2000 to 2010	3.94%	1.64%	0.48%
	Estimated Annual Growth 2010 to 2022	2.68%	1.62%	1.14%
	Projected Annual Growth 2022 to 2027	3.92%	2.01%	1.28%
	Median Age	48.2	46.3	44.1
<b>Households</b>	Q2 2022 Estimated Households	3,180	19,996	54,813
	2027 Projected Households	3,858	21,984	58,134
	2010 Census Households	2,269	16,421	47,832
	2000 Census Households	1,392	13,289	43,493
	1990 Census Households	331	9,345	35,816
	Historical Annual Growth 1990 to 2000	15.44%	3.58%	1.96%
	Historical Annual Growth 2000 to 2010	5.01%	2.14%	0.96%
	Estimated Annual Growth 2010 to 2022	2.68%	1.56%	1.07%
	Projected Annual Growth 2022 to 2027	3.94%	1.91%	1.18%
	Population per Household	2.74	2.64	2.44
<b>Population by Race</b>	White	87.8%	88.3%	84.6%
	Black or African American	0.3%	0.5%	0.7%
	Asian & Pacific Islander	4.1%	2.2%	2.0%
	Other Races	2.7%	2.2%	2.5%
	Hispanic Population	5.1%	6.9%	10.3%
<b>Income</b>	Average Household Income	\$156,833	\$143,895	\$128,792
	Median Household Income	\$131,409	\$120,969	\$103,116
	Per Capita Income	\$57,150	\$54,509	\$52,610
<b>Education (Age 25+)</b>	Elementary	0.9%	0.9%	0.9%
	Some High School	0.8%	2.0%	2.9%
	High School Graduate	12.7%	17.6%	19.4%
	Some College	14.2%	17.9%	17.9%
	Associates Degree Only	9.0%	7.4%	7.5%
	Bachelors Degree Only	33.3%	32.4%	30.9%
	Graduate Degree	29.1%	21.9%	20.5%
<b>Business</b>	Number of Businesses	251	1,722	4,382
	Total Number of Employees	1,804	14,627	50,108
	Employees per Business	7.20	8.49	11.43
	Residential Population per Business	34.82	30.77	30.85

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.