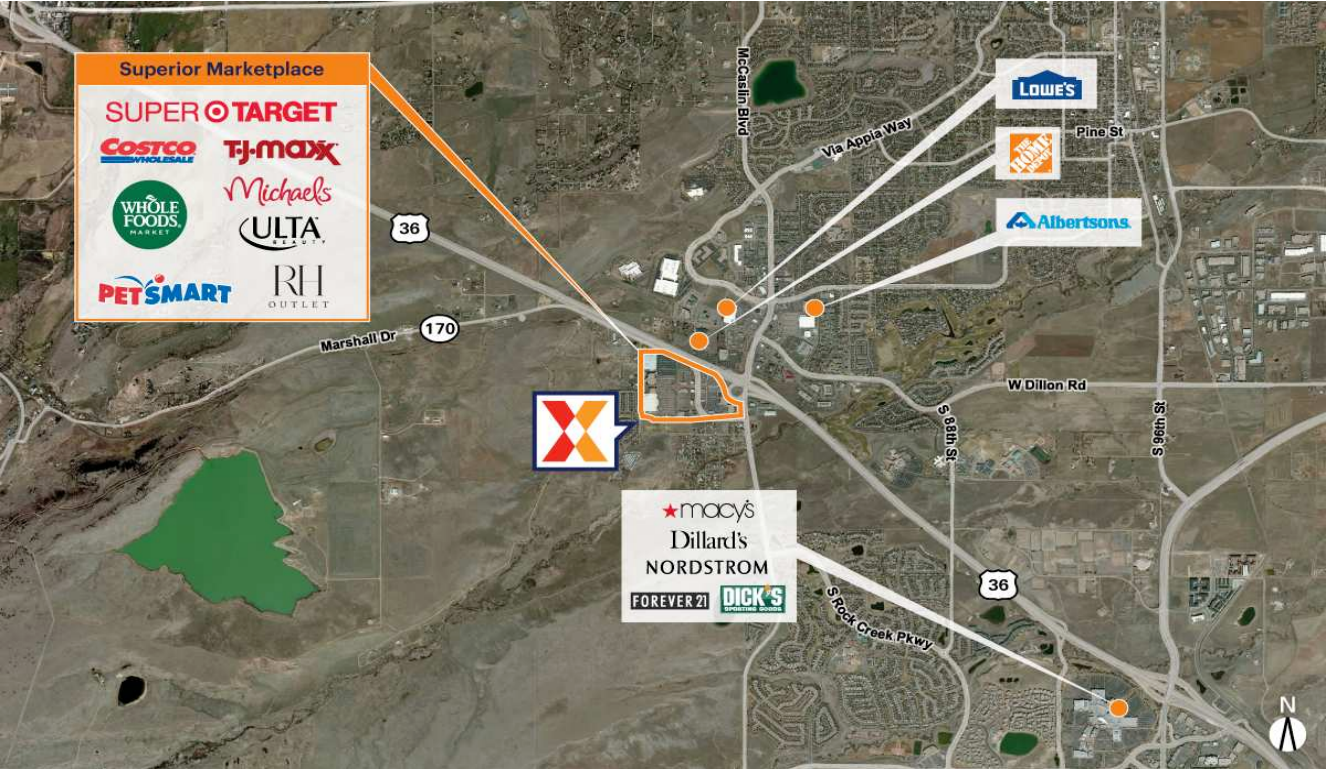


Superior Marketplace

Boulder, CO

39.9576, -105.173
600 Center Drive | Superior, CO 80027



Center Size: 275,919 SF



Demographics	1 Mile	3 Mile	5 Mile
	4,000	35,119	96,822
	1,683	14,225	40,449
	\$177,428	\$176,425	\$166,817

Market-dominant power center anchored by SuperTarget, Costco, and Whole Foods Market drawing an estimated 4.8M+ annual visits (Placer.ai 2024)

Strong daytime population of 42K+ within 3-miles and close proximity to the 114-bed Avista Adventist Hospital

Surrounded by an affluent and well-educated population with an average household income of \$176K+ and 70% college educated within a 3-mile radius

High visibility from 21K+ VPD on Marshall Dr and convenient accessibility from Denver Boulder Turnpike with 78K+ VPD (Kalibrate, 2022)

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Available Space

D8	2,837 SF
OPO 1	0 SF
O6	1,265 SF
O8	23,750 SF
O10	1,364 SF
O11	1,405 SF
O19B	1,384 SF

Current Retailers

ATM	Chase ATM	0 SF	N.A.P.5	Misaki Japanese	0 SF
B1A/B1B	Image Studios	6,509 SF	N.A.P.6	Verizon Wireless	0 SF
B1F	Envie Nails & Spa	1,242 SF	N.A.P.7	Panda Express	0 SF
B1G	The UPS Store	1,496 SF	O2	Ulta Beauty	10,560 SF
B1H	Lindora	1,325 SF	O2A	Barnes & Noble	19,949 SF
B1I	Whole Foods Market	1,272 SF	O3	T.J. Maxx	30,000 SF
B1J	Mattress Firm	2,681 SF	O4	Michaels	23,991 SF
B2A	Panera Bread	5,038 SF	O7	Superior Baby	1,320 SF
B2E	Crumb Cookies	1,304 SF	O9	Care	19,235 SF
D2	Fearless Motion	2,863 SF	O12	Deluxe Nails	1,320 SF
D3	Dance Center		O13/O15	Facial Aesthetics	3,870 SF
D4	CBArt Studio	1,354 SF	O14	Trael Fine Jewelry	1,320 SF
D6	Santiago's Mexican Restaurant	1,022 SF	O16	Waxing the City	2,640 SF
D7	Wayne's Smoke Shack	3,086 SF	O17	Fearless Motion	3,500 SF
D7	Little Princess Spa	1,533 SF	O18B	Dance Center	
E1	Marketplace	5,000 SF	O19	Mobility Plus	3,135 SF
N.A.P.	Dental Group		O19A1	Twisted Stitches	2,639 SF
N.A.P.1	Costco	0 SF	O19C	Town of Superior	1,205 SF
N.A.P.2	Casa Agave	0 SF	O20	Gary Dixon, DDS	1,284 SF
N.A.P.3	Target	0 SF	O21	Chuck E. Cheese's	10,800 SF
N.A.P.4	Ethan Allen	0 SF	O22	Whole Foods Market	32,114 SF
N.A.P.4	Pharaohs	0 SF	O22A	Stickley Furniture	22,762 SF
N.A.P.4	American Grill	0 SF	O22A	Goldfish Swim School	16,726 SF