

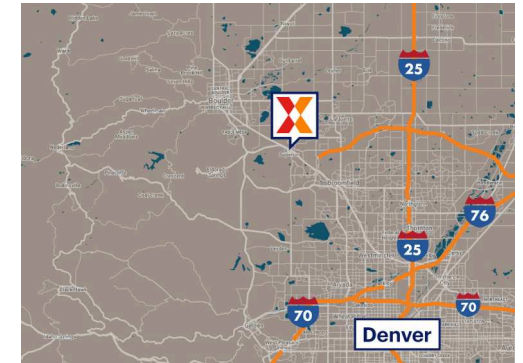
# Superior Marketplace

Boulder, CO

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



**Center Size:** 278,419 SF



| Demographics | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
|              | 3,801     | 34,209    | 96,066    |
|              | 1,613     | 13,915    | 40,187    |
|              | \$146,077 | \$144,499 | \$136,481 |

Market-dominant power center with high visibility from 86,000+ vehicles daily

Anchored by best-in-class retailers SuperTarget, Costco and Whole Foods Market, drawing an estimated 11,200 visits/day and 4.1M visits/year (based on Creditell)

Surrounded by affluent population with an average household income of \$144,000+ within 3 miles

High visibility and convenient accessibility from Denver Boulder Turnpike

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## Available Space

|         |          |
|---------|----------|
| B1H     | 1,325 SF |
| D3      | 1,354 SF |
| D8      | 2,837 SF |
| N.A.P.1 | 0 SF     |
| Pad 5   | 1 SF     |
| Pad 7   | 1 SF     |
| 06      | 1,265 SF |
| 10      | 1,364 SF |
| 11      | 1,405 SF |
| 14      | 1,320 SF |
| 16      | 2,640 SF |
| 19A     | 1,226 SF |
| 19B     | 1,384 SF |

## Pad Opportunities

|                  |               |
|------------------|---------------|
| Pad B Drive-thru | 60,549 SF/1.4 |
|------------------|---------------|

## Current Retailers

|         |                               |          |         |                              |           |
|---------|-------------------------------|----------|---------|------------------------------|-----------|
| ATM     | Chase ATM                     | 1 SF     | N.A.P.7 | Panda Express                | 0 SF      |
| B1A/B1B | Image Studios                 | 6,509 SF | 02      | Ulta Beauty                  | 10,560 SF |
| B1F     | Envie Nails & Spa             | 1,242 SF | 02A     | Barnes & Noble               | 19,949 SF |
| B1G     | The UPS Store                 | 1,496 SF | 03      | T.J. Maxx                    | 30,000 SF |
| B1I     | Whole Foods Market            | 1,272 SF | 04      | Michaels                     | 23,991 SF |
|         |                               |          | 07      | Superior Baby Care           | 1,320 SF  |
| B1J     | Mattress Firm                 | 2,681 SF |         |                              |           |
| B2A     | Panera Bread                  | 5,038 SF | 08      | Restoration Hardware Outlet  | 23,750 SF |
| B2E     | Crumbl Cookies                | 1,304 SF |         |                              |           |
| D2      | Fearless Motion Dance Center  | 2,863 SF | 09      | PetSmart                     | 19,235 SF |
|         |                               |          | 12      | Deluxe Nails                 | 1,320 SF  |
| D4      | Santiago's Mexican Restaurant | 1,022 SF | 13/15   | Facial Aesthetics            | 3,870 SF  |
|         |                               |          | 17      | Fearless Motion Dance Center | 3,500 SF  |
| D6      | Wayne's Smoke Shack           | 3,086 SF | 18B     | Mobility Plus                | 3,135 SF  |
| D7      | Little Princess Spa           | 1,533 SF | 19      | Town of Superior             | 1,413 SF  |
| E1      | Marketplace Dental Group      | 5,000 SF | 19A1    | Town of Superior             | 1,205 SF  |
|         |                               |          | 19C     | Gary Dixon, DDS              | 1,284 SF  |
| N.A.P.  | Costco                        | 0 SF     | 20      | Chuck E. Cheese's            | 10,800 SF |
| N.A.P.2 | Target                        | 0 SF     | 21      | Whole Foods Market           | 32,114 SF |
| N.A.P.3 | Misaki Japanese               | 0 SF     | 22      | Stickley Furniture           | 22,762 SF |
| N.A.P.4 | N.A.P.                        | 0 SF     | 22A     | Goldfish Swim School         | 16,726 SF |
| N.A.P.5 | N.A.P.                        | 0 SF     |         |                              |           |
| N.A.P.6 | Verizon Wireless              | 0 SF     |         |                              |           |

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