

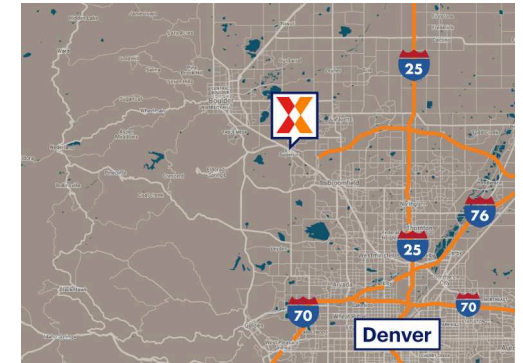
# Superior Marketplace

Boulder, CO

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



Center Size: 275,919 SF



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

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

D3	1,354 SF
D8	2,837 SF
O6	1,265 SF
O8	23,750 SF
I0	1,364 SF
I1	1,405 SF
I4	1,320 SF
I9	1,413 SF
I9A	1,226 SF
I9B	1,384 SF

## Pad Opportunities

OPO 1 Drive-thru	0 SF/0
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## 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	Ultra 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 Care	1,320 SF
B2E	Crumb! Cookies	1,304 SF	O9	PetSmart	19,235 SF
D2	Fearless Motion Dance Center	2,863 SF	I2	Deluxe Nails	1,320 SF
D4	Santiago's Mexican Restaurant	1,022 SF	I3/15	Facial Aesthetics	3,870 SF
D6	Wayne's Smoke Shack	3,086 SF	I16	Waxing the City	2,640 SF
D7	Little Princess Spa	1,533 SF	I17	Fearless Motion Dance Center	3,500 SF
E1	Marketplace Dental Group	5,000 SF	I18B	Mobility Plus	3,135 SF
N.A.P.	Costco	0 SF	I19A1	Town of Superior	1,205 SF
N.A.P.1	Casa Agave	0 SF	I19C	Gary Dixon, DDS	1,284 SF
N.A.P.2	Target	0 SF	I20	Chuck E. Cheese's	10,800 SF
N.A.P.3	Ethan Allen	0 SF	I21	Whole Foods Market	32,114 SF
N.A.P.4	Pharaohs	0 SF	I22	Stickley Furniture	22,762 SF
	American Grill		I22A	Goldfish Swim School	16,726 SF

1331