

JOIN GOODWILL RETAIL



PROPERTY DESCRIPTION

- ❖ New Falcon Construction!
- ❖ Join the New 124,000 SF King Soopers Marketplace NOW OPEN!
- ❖ Fast Growing Area!
- ❖ Adjacent to New 23,000 SF GOODWILL Store Under Construction 2024
- ❖ Space has dedicated, full size loading dock.

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PROPERTY FEATURES

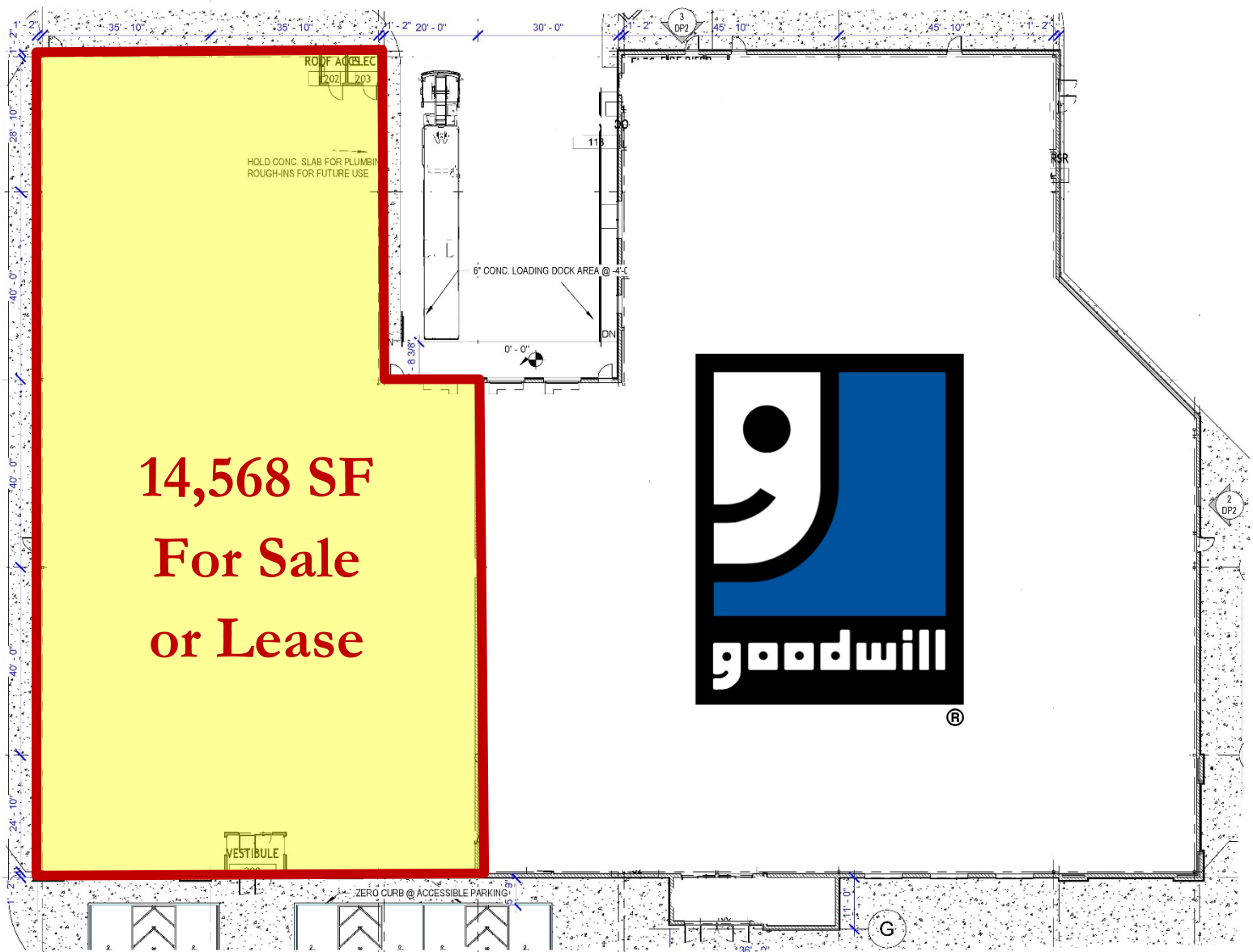
- ❖ 14,568 SF AVAILABLE FOR LEASE
- ❖ LEASE RATE: CONTACT BROKER FOR PRICING
- ❖ SALES PRICE: CONTACT BROKER FOR PRICING

[Click To View Property Photos & Drone Video](#)

[Click Here To See Why Goodwill Is A Great Co-Tenant](#)

[Click To View Property Overview](#)

FLOORPLAN



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



HOUSEHOLD



AVERAGE
HOUSEHOLD INCOME



ANNUAL GROWTH
2024 TO 2029



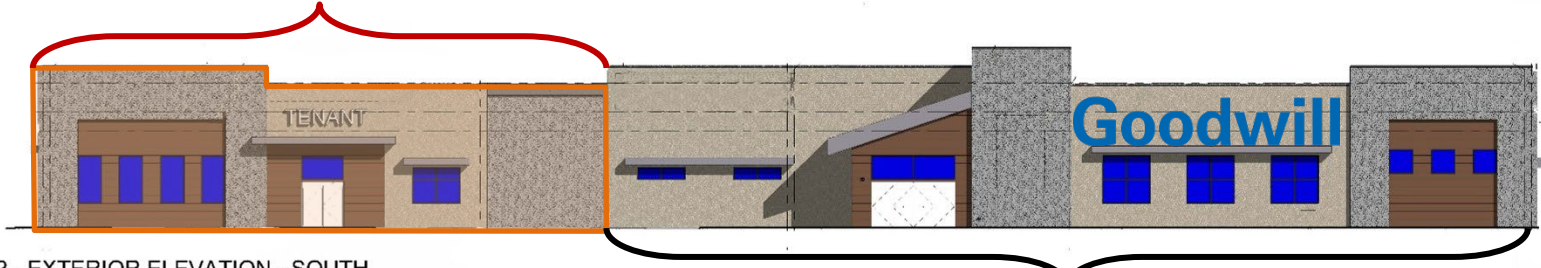
TRAFFIC COUNT

1 Mile	4,995	1,633	\$132,660	0.9%
3 Miles	26,484	8,371	\$135,157	1.1%
5 Miles	58,491	18,913	\$134,405	1.3%

41,000 v.p.d. (2025)
Woodmen Rd (E&W)

34,000 v.p.d. (2025)
Meridian Rd (N&S)

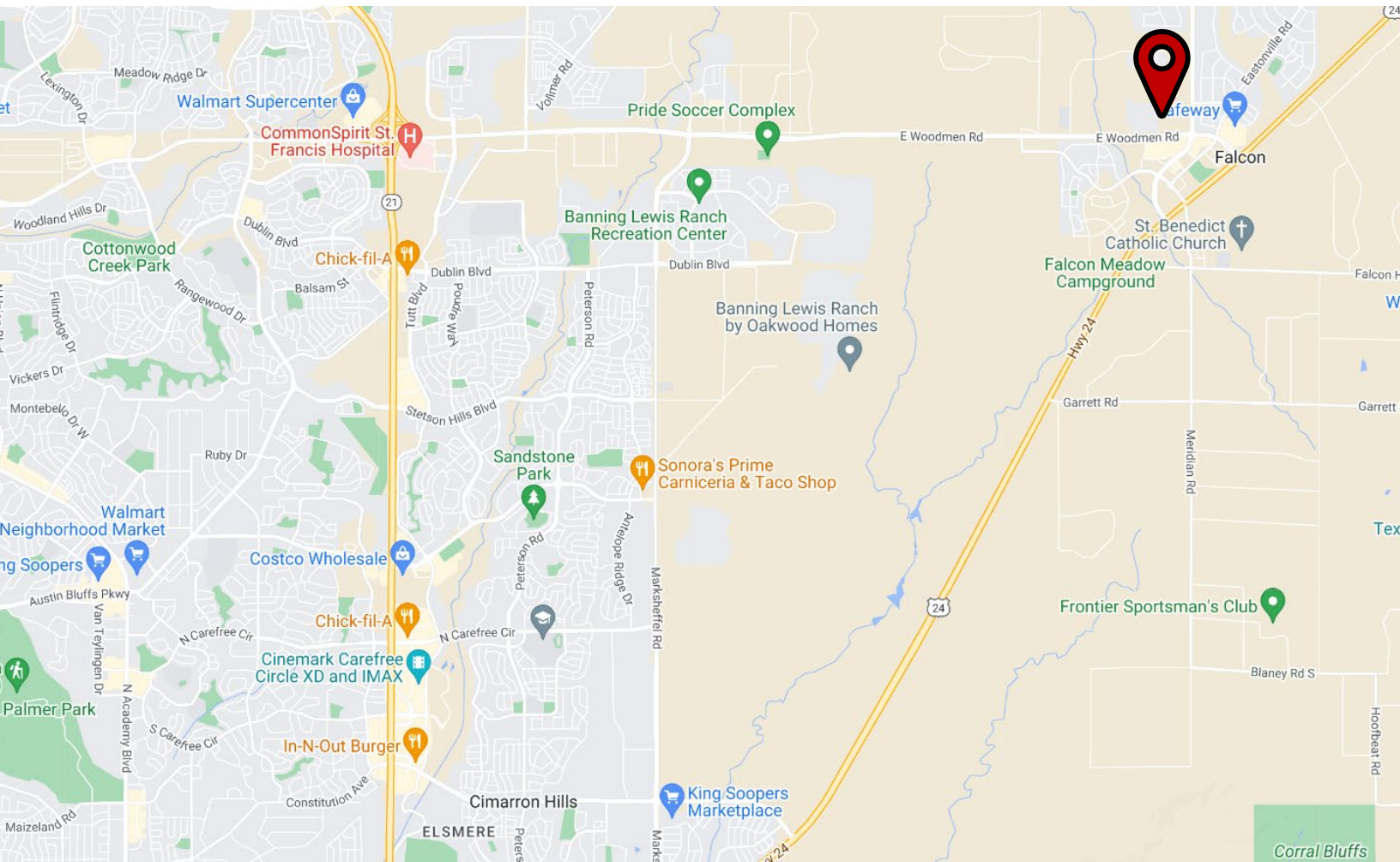
FOR SALE | FOR LEASE



1 DP - EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

Goodwill

LOCATION AERIAL



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NEIGHBORING RETAIL AERIAL

