

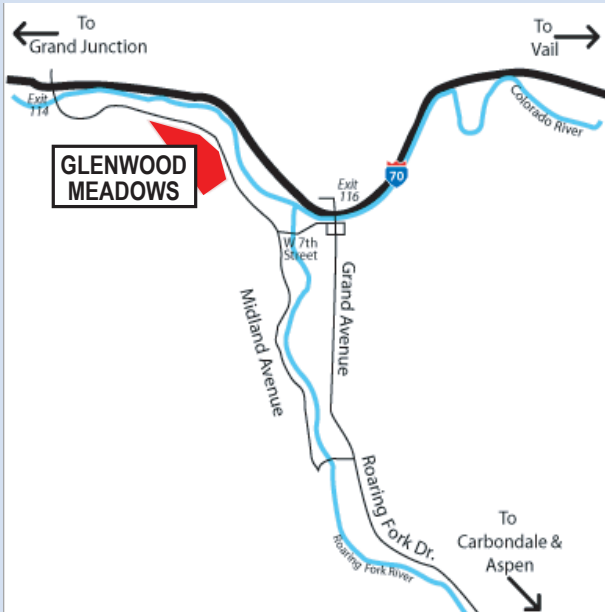
# Glenwood Meadows

SWC Midland Avenue & Wulfsohn Road | Glenwood Springs, Colorado



**RETAIL AVAILABLE FOR LEASE | SPACES 1,077-10,000 SF**

- *Anchor tenants include: Target, Lowe's, Bed Bath & Beyond, Petco, Natural Grocers & Ulta*
- *Center Gross Leasable Area: ±403,714 SF*



With its excellent visibility and access from I-70, Glenwood Meadows is the primary shopping district for Glenwood Springs and the surrounding area accounting for over 25% of all retail sales in Glenwood Springs. Glenwood Springs serves as the regional hub for Pitkin, Garfield and western Eagle County including the roaring Fork Valley, which comprises the affluent Aspen, Snowmass Village, Woody Creek, Basalt, El Jebel, Carbondale and Redstone markets along with multiple cities on the I-70 corridor including Silt, New Castle, Rifle, Gypsum, Eagle and Meeker. To complement Glenwood Meadows, the adjacent 75 acres includes 225 hotel rooms comprised of a Marriot Court Yard and Residence Inn. There are 350 residential units completed or under construction with an additional 450 units in the development pipeline. These new projects along with the strong mix of national, regional and local tenants make Glenwood Meadows the only regional shopping experience in the entire trade area.

**AVAILABLE:** 1,077 - 10,000 SF

**LEASE RATE (min./NNN):** Negotiable

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
Population (2020 est.):	12,068	17,749	29,117
Daytime Population (2010):	9,863	11,037	16,002
Average HH Income (2020 est.):	\$88,776	\$88,879	\$89,334
Trade Area Population (2010):	89,863	28.12%	23.83%
Trade Area Avg HH Income (2010):	\$92,157	\$365,716	\$376,201
Trade Area 2015 Proj Population:	109,085	18,800	24,333

For more information, please contact:

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## TENANT LIST

SOA	Target (Owned by Others)	125,175 SF	EOA	Maurices	4,932 SF
KOA	Lowe's	130,000 SF	GOA	Alpha Dental	1,446 SF
LOB	Available (Lease Out)	10,000 SF	GOB/D	Russo's Pizza	2,745 SF
MOT	Sotheby's Real Estate	1,136 SF	BOA	Sprint	1,401 SF
NOA	Ulta Beauty	11,829 SF	BOC	Zales	1,767 SF
NOC	Vitamin Cottage	14,483 SF	BOD	Savvy Nails	956 SF
NOD	Marshalls	18,581 SF	BOE	Available	1,077 SF
NOH	Bed Bath & Beyond	23,029 SF	DOA	Dr. Robert Adams Orthopedics	1,107 SF
NOR	Petco	14,639 SF	DOB	Verizon	996 SF
ROA	Chili's	5,697 SF	DOC	Available	1,428 SF
AOA	Zumiez	2,350 SF	DOE	Available	1,550 SF
AOD	Revolution Yoga	1,398 SF	FOA	Everest Nepal Restaurant	2,426 SF
AOE	Available	1,464 SF	FOC	Zheng Asian Bistro	2,477 SF
COA	AT&T	1,725 SF	HOA	All Delicious	1,108 SF
COC	Sally Beauty	1,324 SF	HOD	Red Mountain Wine & Spirits	3,192 SF
COD	Great Clips	1,028 SF	ROC	Wells Fargo	4,000 SF
COE	Wax It	990 SF	Pad	Available Land	41,655 SF

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