

# River Point at Sheridan

Sheridan, CO



## Center Highlights

South Denver Metro Area's newest retail district, River Point at Sheridan, is an exciting Brownfield urban renewal project consisting of an outdoor collection of major retailers, shops, dining and entertainment. The 135-acre redevelopment project is located along the west side of S Santa Fe Dr between Hampden and Oxford Avenues in the City of Sheridan, adjacent to the South Platte River. The major tenants include Super Target, Costco and Regal Cinemas.

**Center Address:** Hwy 85 & Hwy 285

**City/State:** Sheridan, CO

**Population:** 3 mile radius – 120,454 people

**Avg. Household Income:** \$62,907

**Traffic Counts:** Hwy 85 & Hwy 285 - 132,000

**Property Size:** 489,291 sq. ft.

**Latitude/Longitude:** 39.65073 N, -105.004954 W

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**WEINGARTEN REALTY**

People-to-People. Coast-to-Coast.



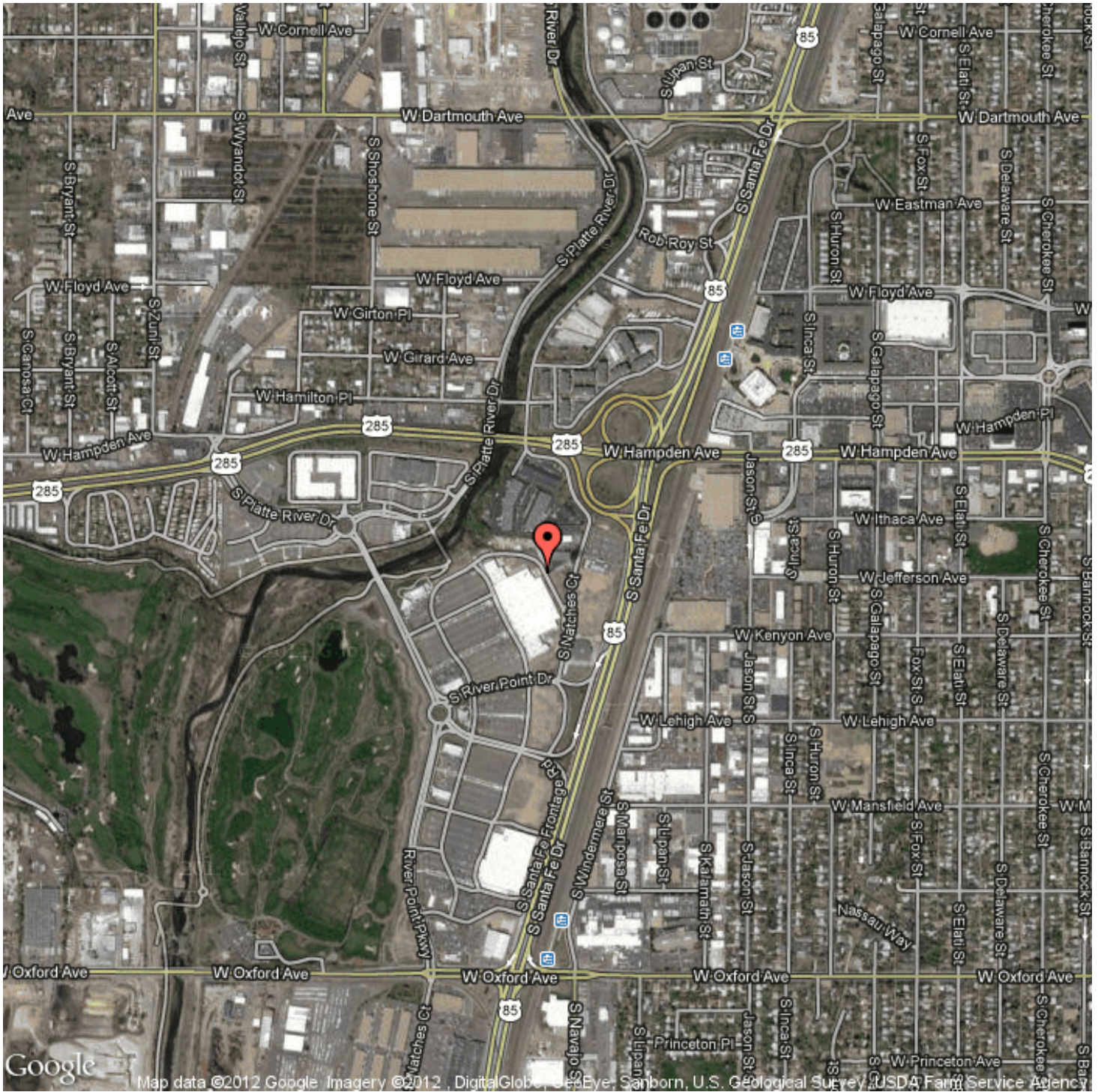
**TENANT LIST**

A0A	Subway		
A0C	Available	1,488 SF	
A0D	Available	2,404 SF	
A0E	Paul's Cyclery		
B0A	Available	2,018 SF	
B0B	Available	1,389 SF	
B0C	Vietnamese Grill & Noodles Bowl		
C0A	Radio Shack		
C0B	Great Clips		
C0C	Available	1,115 SF	
C0D	Gamestop		
C0E	Panera Bread		
D0A	T-Mobile		
D0B	Ooo LaLa Nails		
D0C	Available	1,560 SF	
D0D	Available	1,560 SF	
D0E	Available	1,560 SF	
E0A	Massage Envy		
E0D	Sheridan Policing Storefront		
E0F	Pacific Dental		
FOA	Available Retail A	5,000 SF	
FOD	Available Retail B	3,076 SF	
FOG	Available Major A	12,000 SF	
GOA	Available	20,557 SF	
G0C	Available Major C	15,447 SF	
H0A	Available Major D	25,000 SF	
H0D	Available Major E	30,300 SF	
H0H	Available Major F	22,000 SF	
J0A	Available Major G	16,392 SF	
K0A	Available Anchor 3	104,396 SF	
M0A	Regal Theater		
ROA	Steak 'n Shake		
ROB	Available Outparcel 2 (79,889sf. Land)	SF	
ROC	Available Outparcel 3 (81,283sf. Land)	SF	
ROD	Available Outparcel 4 (80,542sf. Land)	SF	
ROE	Available Outparcel (84,506sf. Land)	SF	
ROF	Available Retail Building	7,818 SF	
ROG	Chili's		
ROH	Costco Fuel Pad		
ROJ	Carl's Jr.		
ROK	Chick-Fil-A		
ROL	Available Outparcel 15 (80,150sf. Land)	SF	
ROM	Golden Corral		
RON	Texas Roadhouse		
ROP	Available Outparcel 17B (55,420sf. Land)	SF	
ROR	Available Outparcel (41,382sf. Land)	SF	
	Costco (Owned by Others)		
	Target (Owned by Others)		

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## Google Map



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# Summary Report

**WEINGARTEN REALTY**

People-to-People. Coast-to-Coast.

L567 River Point at Sheridan  
W Hampden Ave at S Santa Fe Dr - Sheridan, CO

Longitude: -105.004954

Latitude: 39.65073

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,985	50,088	120,454	325,537
Average Household Income	\$45,756	\$51,984	\$62,907	\$73,425

Population				
2016 Population	8,369	52,427	126,870	340,126
2011 Population	7,985	50,088	120,454	325,537
2010 Census Population	7,865	49,896	119,935	324,258
2000 Census Population	7,729	51,048	119,169	320,716
% Growth 2010 to 2011	1.53%	0.38%	0.43%	0.39%
% Forecasted Growth 2011 to 2016	4.81%	4.67%	5.33%	4.48%

Race & Ethnicity				
% White	66.14%	60.41%	62.13%	63.21%
% Black	2.78%	2.35%	1.85%	1.86%
% Asian	1.86%	3.00%	3.26%	3.35%
% Other	3.41%	3.14%	2.63%	2.44%
% Hispanic	25.81%	31.10%	30.13%	29.15%

Income & Education				
Median Household Income	\$37,620	\$41,966	\$47,037	\$52,166
Average Household Income	\$45,756	\$51,984	\$62,907	\$73,425
% College Graduates	21.01%	24.66%	32.50%	39.95%

Age				
Median Age	34.2	35.6	35.6	36.4
% Age < 18	20.40%	22.02%	21.88%	22.35%
% Age 65 +	9.07%	11.67%	12.48%	13.04%

Households & Housing				
Households	3,581	21,391	50,243	135,902
Average Household Size	2.20	2.30	2.34	2.36
Median Housing Value	\$158,087	\$162,838	\$181,763	\$201,227
% Owner Occupied Housing	40.39%	45.40%	50.90%	54.72%
% Renter Occupied Housing	52.07%	47.50%	42.55%	39.11%
% Vacant Housing	7.55%	7.10%	6.56%	6.17%

Workplace & Workers				
Number of Businesses	943	2,618	4,574	11,098
Total Number of Employees (FTE)	14,540	38,885	66,645	148,801
% White Collar	53.26%	56.46%	62.53%	67.85%
% Blue Collar	46.74%	43.54%	37.47%	32.15%