



## RIVER POINT AT SHERIDAN

W Hampden Ave at S Santa Fe Dr, Sheridan, CO

A vibrant south Denver retail district and an exciting Brownfield urban renewal project consisting of an open-air collection of major retailers, shops, dining and entertainment options. The 135-acre redevelopment is located on the west side of South Santa Fe Drive between West Hampden and Oxford Avenues. Adjacent to the South Platte River Trail, an 18-mile biking and walking trail that runs through the heart of the Denver Metro Area and connects to Denver's various other paved, off-road trail systems.

**WEINGARTEN  
REALTY**

**PROPERTY SIZE** 328,276 SQ. FT.

**LAT/LONG** 39.65073 N, -105.00495 W

**TRAFFIC COUNTS** W HAMPDEN AVE & S SANTA FE DR - 137,013

### CONTACT

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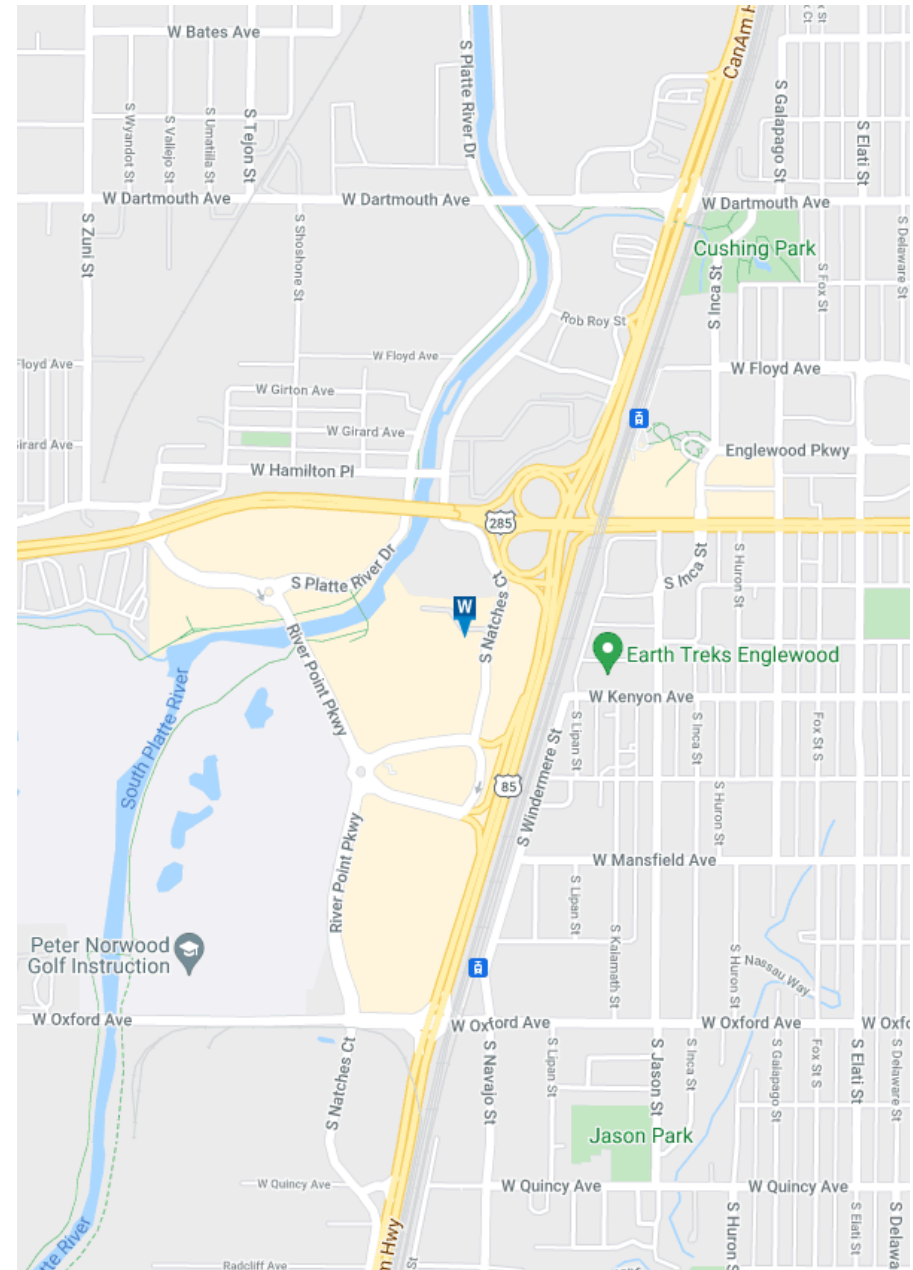


This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

TENANT LIST

	Available	0 SF	E0A	Massage Envy	3,300 SF	ROA	Steak 'N Shake	3,315 SF
A0A	Subway	1,446 SF	E0D	Available	1,406 SF	ROE	Available	0 SF
A0C	Milan Laser Hair Removal	1,500 SF	E0F	Pacific Dental	3,600 SF	ROF	Bout Time Pub & Grub	3,000 SF
A0D	Tea 4 U	1,170 SF	F0G	Tuesday Morning	20,076 SF	ROG	Chili's Bar & Grill	5,874 SF
A0E	Rocky Monster Vet Care	3,000 SF	G0A	Michaels	20,544 SF	ROJ	Carl's Jr.	2,750 SF
B0A	Bellco Credit Union	2,400 SF	G0C	PetSmart	17,837 SF	ROK	Chick-Fil-A	4,227 SF
B0C	Pho 4 U	3,007 SF	H0A	Burlington	40,000 SF	R0L	Available	0 SF
C0A	AT&T	1,891 SF	H0C	Xfinity	1,820 SF	R0M	Golden Corral	11,087 SF
C0B	Great Clips	1,128 SF	H0D	Available	3,500 SF	R0N	Texas Roadhouse	6,995 SF
C0C	The Joint		H0F	Reel Cajun Seafood	2,420 SF	R0P	HuHot Mongolian Grill	5,000 SF
	Chiropractic	1,115 SF	H0H	Parry's Pizzeria & Taphouse	5,074 SF	R0R	Starbucks	1,800 SF
C0D	GameStop	1,240 SF	J0A	Buffalo Wild Wings	6,000 SF	R0T	Available	0 SF
C0E	Panera Bread	4,369 SF	K0A	Conn's	42,485 SF	R1F	Available	4,818 SF
D0A	T- Mobile	2,500 SF	K0H	Sportsmans Warehouse	30,381 SF	1	Target	0 SF
D0B	Ooh La La Nails	1,400 SF	L00	Available	0 SF	2	Costco Supermarket	0 SF
D0C	Available	2,032 SF	M0A	Regal Cinemas	55,455 SF			
D0E	Available	2,648 SF	R01	Cellular Plus	1,806 SF			

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	9,222	54,834	133,136	359,672
Average Household Income	\$66,912	\$74,142	\$90,292	\$101,256
<b>Population Trends</b>				
2000 Population	8,208	50,613	119,707	321,245
2010 Population	8,323	49,557	120,642	324,948
2020 Population	9,222	54,834	133,136	359,672
2025 Population	9,593	56,401	135,330	364,558
Absolute Growth 2010 to 2020'	10.8%	10.65%	10.36%	10.69%
Projected Growth 2020 to 2025'	4.02%	2.86%	1.65%	1.36%
<b>Race &amp; Ethnicity</b>				
% White	67.59%	61.18%	61.96%	62.84%
% Black	2.93%	2.65%	2.2%	2.03%
% Asian	1.67%	2.8%	3.36%	3.5%
% Other	3.37%	2.82%	2.62%	2.51%
% Hispanic	24.45%	30.55%	29.86%	29.12%
<b>Income &amp; Education</b>				
Median Household Income	51,674	54,706	62,436	67,835
Average Household Income	\$66,912	\$74,142	\$90,292	\$101,256
% College Graduates	45.52%	38.88%	44.64%	49.12%
<b>Age</b>				
Median Age	38.1	38.6	38.1	38.7
% Age < 18	24.77%	24.71%	24.08%	23.97%
% Age 65 +	13%	14.51%	15.12%	16.12%
<b>Households &amp; Housing</b>				
Households	4,185	23,668	55,891	151,094
Average Household Size	2.18	2.28	2.33	2.35
Median Housing Value	\$364,245	\$390,104	\$439,227	\$480,804
% Owner Occupied Housing	40.7%	46.13%	51.08%	54.75%
% Renter Occupied Housing	51.86%	47.27%	42.79%	39.46%
% Vacant Housing	7.44%	6.61%	6.13%	5.79%
<b>Workplace &amp; Workers</b>				
Number of Businesses	1,081	2,850	5,172	12,410
% White Collar	66.99%	59.99%	64.04%	66.92%
% Blue Collar	33.01%	40.01%	35.96%	33.08%



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