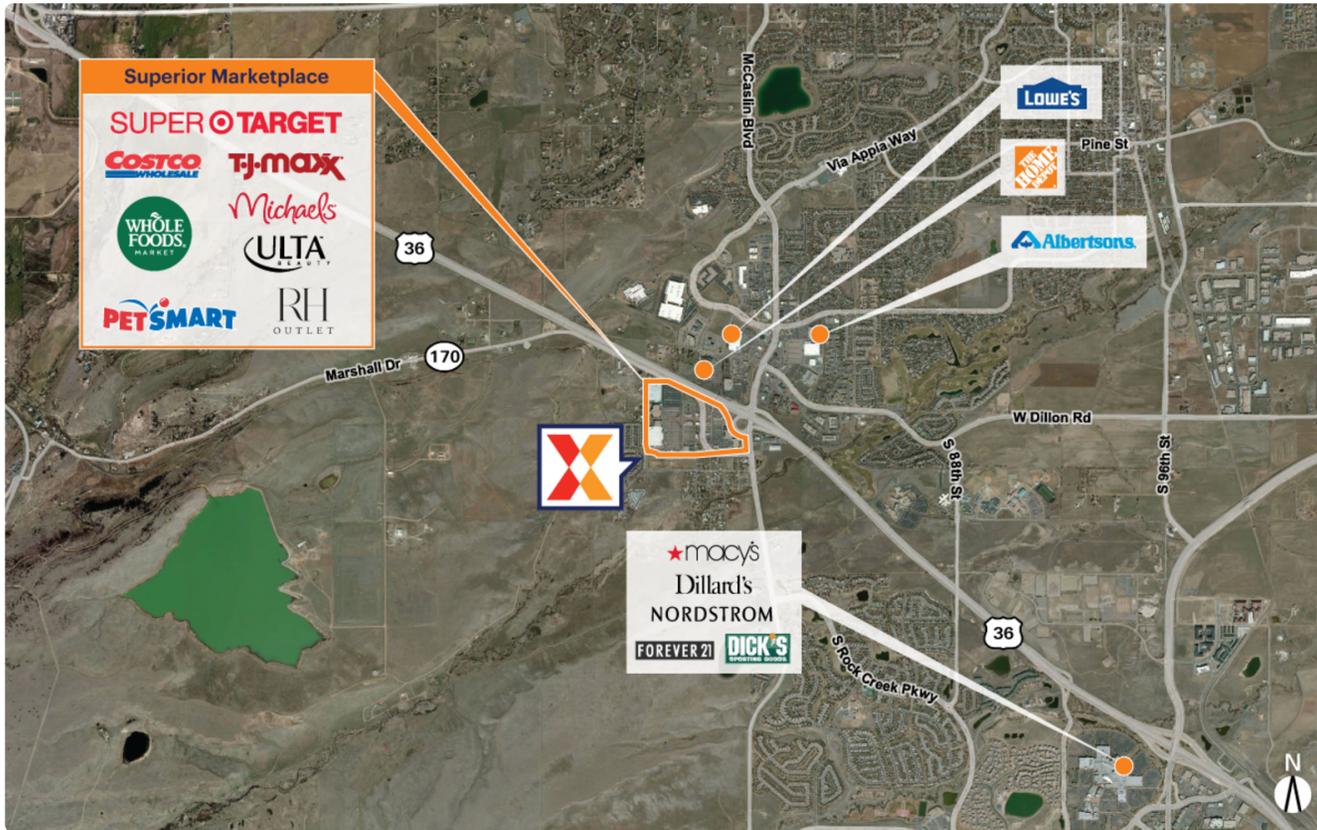


Superior Marketplace

600 Center Drive | Superior, CO 80027

Boulder County | Boulder, CO | 269,410 Sq Ft

39.9574, -105.1716



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 4,555 | 37,518 | 99,338 |
| Daytime Pop. | 7,638 | 44,598 | 124,879 |
| Households | 1,908 | 15,401 | 41,860 |
| Income | \$192,969 | \$196,216 | \$182,622 |

Source: Synergos Technologies, Inc. 2024

Market-dominant power center anchored by SuperTarget, Costco, and Whole Foods Market drawing an estimated 5M+ annual visits (Placer.ai 2025)

Strong daytime population of 44K+ 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 \$196K+ and 71% college educated within a 3-mile radius

High visibility from 21K+ VPD on Marshall Dr and convenient accessibility from Denver Boulder Turnpike with 80K+ VPD (Kalibrate, 2025)



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Available Spaces

| | | | | | |
|----|--------------|------|-------|-------------|------|
| 10 | 1,364 Sq Ft | 360° | D8 | 2,837 Sq Ft | 360° |
| 11 | 1,405 Sq Ft | 360° | OPO 1 | 0 Sq Ft | |
| 22 | 22,489 Sq Ft | 360° | | | |

Current Tenants Space size listed in square feet

| | | | | | |
|------|-----------------------|--------|-------|-------------------------|-------|
| 02 | ULTA Beauty | 10,652 | B1G | The UPS Store | 1,496 |
| 02A | Barnes and Noble | 19,949 | B1H | Lindora | 1,325 |
| 03 | T.J. Maxx | 30,000 | B1I | Whole Foods Market | 1,272 |
| 04 | Michaels | 23,991 | B1J | Mattress Firm | 2,681 |
| 06 | High Point | 1,265 | B2A | Panera Bread | 5,038 |
| | Chiropractic | | B2E | Crumbl Cookies | 1,304 |
| 07 | Superior Baby Care | 1,320 | D2 | Fearless Motion | 2,863 |
| 08 | Boot Barn | 23,750 | | Dance Center | |
| 09 | PetSmart | 19,235 | D3 | CBArt Studio | 1,354 |
| 12 | Deluxe Nails | 1,320 | D4 | Santiago's Mexican | 1,022 |
| 13 | Facial Aesthetics Inc | 3,870 | | Restaurant | |
| 14 | Trael Fine Jewelry | 1,320 | D6 | Wayne's Smoke | 3,086 |
| 16 | Waxing The City | 2,640 | | Shack | |
| 17 | Fearless Motion | 3,500 | D7 | Little Princess Spa | 1,533 |
| | Dance Center | | E1 | Marketplace Dental | 5,000 |
| 18B | Mobility Plus | 3,135 | | Group | |
| 19 | Twisted Stitches | 2,639 | NAP01 | Costco Wholesale | 0 |
| 19A1 | Town of Superior | 1,205 | NAP02 | Casa Agave | 0 |
| 19B | Area 51 Smoke & Vape | 1,384 | NAP03 | Target | 0 |
| | | | NAP04 | Ethan Allen | 0 |
| 19C | Gary Dixon, DDS | 1,284 | NAP05 | Pharaohs American Grill | 0 |
| 20 | Chuck E. Cheese's | 10,800 | NAP06 | Misaki Japanese | 0 |
| 21 | Whole Foods Market | 32,114 | NAP07 | Verizon Wireless | 0 |
| 22A | Goldfish Swim School | 16,726 | NAP08 | Panda Express | 0 |
| B1F | Envie Nails & Spa | 1,242 | | | |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1331

