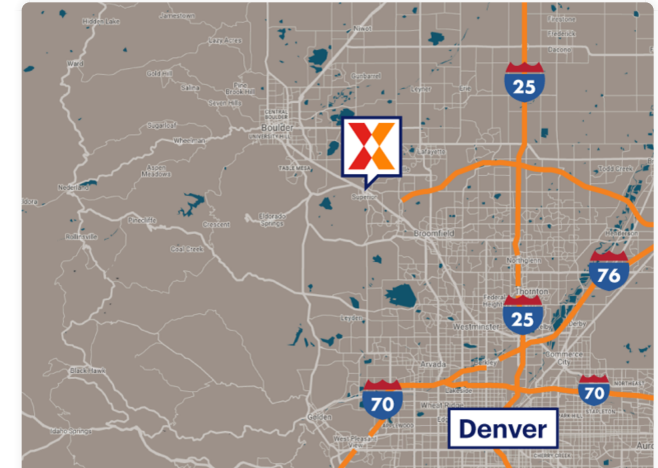


Superior Marketplace

600 Center Drive | Superior, CO 80027

Boulder County | Boulder, CO | 275,919 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	B1I	Whole Foods Market	1,272
02A	Barnes and Noble	19,949	B1J	Mattress Firm	2,681
03	T.J. Maxx	30,000	B2A	Panera Bread	5,038
04	Michaels	23,991	B2E	Crumbl Cookies	1,304
06	High Point Chiropractic	1,265	D2	Fearless Motion Dance Center	2,863
07	Superior Baby Care	1,320	D3	CBArt Studio	1,354
08	Boot Barn	23,750	D4	Santiago's Mexican Restaurant	1,022
09	PetSmart	19,235	D6	Wayne's Smoke Shack	3,086
12	Deluxe Nails	1,320	D7	Little Princess Spa	1,533
13	Facial Aesthetics Inc	3,870	E1	Marketplace Dental Group	5,000
14	Trael Fine Jewelry	1,320	NAP	Costco Wholesale	0
16	Waxing The City	2,640	O1	Casa Agave	0
17	Fearless Motion Dance Center	3,500	O2	Target	0
18B	Mobility Plus	3,135	O3	Ethan Allen	0
19	Twisted Stitches	2,639	O4	Pharaohs American	0
19A1	Town of Superior	1,205	O5	Grill	0
19B	Area 51 Smoke & Vape	1,384	O6	Misaki Japanese	0
19C	Gary Dixon, DDS	1,284	O7	Verizon Wireless	0
20	Chuck E. Cheese's	10,800	O8	Panda Express	0
21	Whole Foods Market	32,114			
22A	Goldfish Swim School	16,726			
B1A/	Image Studios 360	6,509			
B1B					
B1F	Envie Nails & Spa	1,242			
B1G	The UPS Store	1,496			
B1H	Lindora	1,325			

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

