

# MARKETPLACE at BERGEN PARK

SWC – Bergen Parkway & CO Highway 74  
Evergreen, Colorado



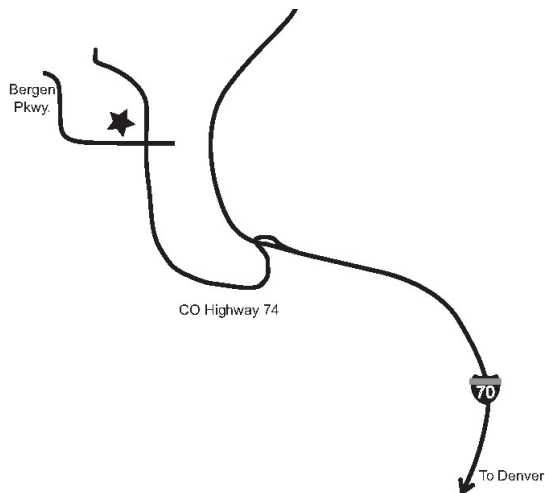
The Village Gourmet



## SITE LOCATION



*King Soopers  
Remodel  
NOW OPEN!*



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## AVAILABILITY

Suite Number	Square Footage
<b><u>Shops A</u></b>	<b><u>Shops A</u></b>
1193 E	1,274 SF <i>new vanilla shell. Move-in ready</i>
1193 F	1,248 SF (can be combined to 2,522 sf)
<b><u>Shops B</u></b>	<b><u>Shops B</u></b>
1153 GH	2,671 SF (divisible)



## EXISTING TENANTS

### RETAIL A

- #A: Dependable Cleaners
- #B/C/D: Pho Evergreen Bar & Grill
- #E: **AVAILABLE**
- #F: **AVAILABLE**
- #G/H: Elk Meadow Animal Hospital
- #I/J/K/L: The Village Gourmet
- #M: Evergreen Vape & Smoke
- #NOP: Tupper's Team Real Estate

### RETAIL B

- #A: T-Mobile
- #BC: Aqua Spas
- #D: Domino's Pizza
- #EF: Japanese/Asian Fusion Restaurant
- #G/H: **AVAILABLE**
- #I: UPS Store
- #J: Nails & Tanning
- #K: Sport Clips
- #LMNO: **ACE Hardware**
- #P: Liquor Store

## DEMOGRAPHICS

**Traffic Counts** 29,854 VPD (Evergreen Parkway & Hwy 74)

Population	Daytime Pop.	Total Population	Average Household Income
3 Miles	9,885	8,471	\$163,228
5 Miles	21,823	20,069	\$160,817
10 Miles	74,548	68,046	\$157,854



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