

Lowry Town Center

Denver, CO



Center Highlights

Offering excellent access to all major roads in this high-density area, Lowry Town Center is well positioned to grow dramatically with the redevelopment of Lowry Air Force Base. This center will be the only retail hub to serve the base's 10,000 new residents, 12,000 daytime workers and 20,000 students.

Center Address: Quebec St at E 2nd Ave

City/State: Denver, CO

Population: 3 mile radius – 196,426 people

Avg. Household Income: \$75,165

Traffic Counts: Quebec St at E 2nd Ave - 27,390

Property Size: 131,000 sq. ft.

Latitude/Longitude: 39.721216 N, -104.902749 W

Leasing Executive

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WEINGARTEN REALTY

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



TENANT LIST

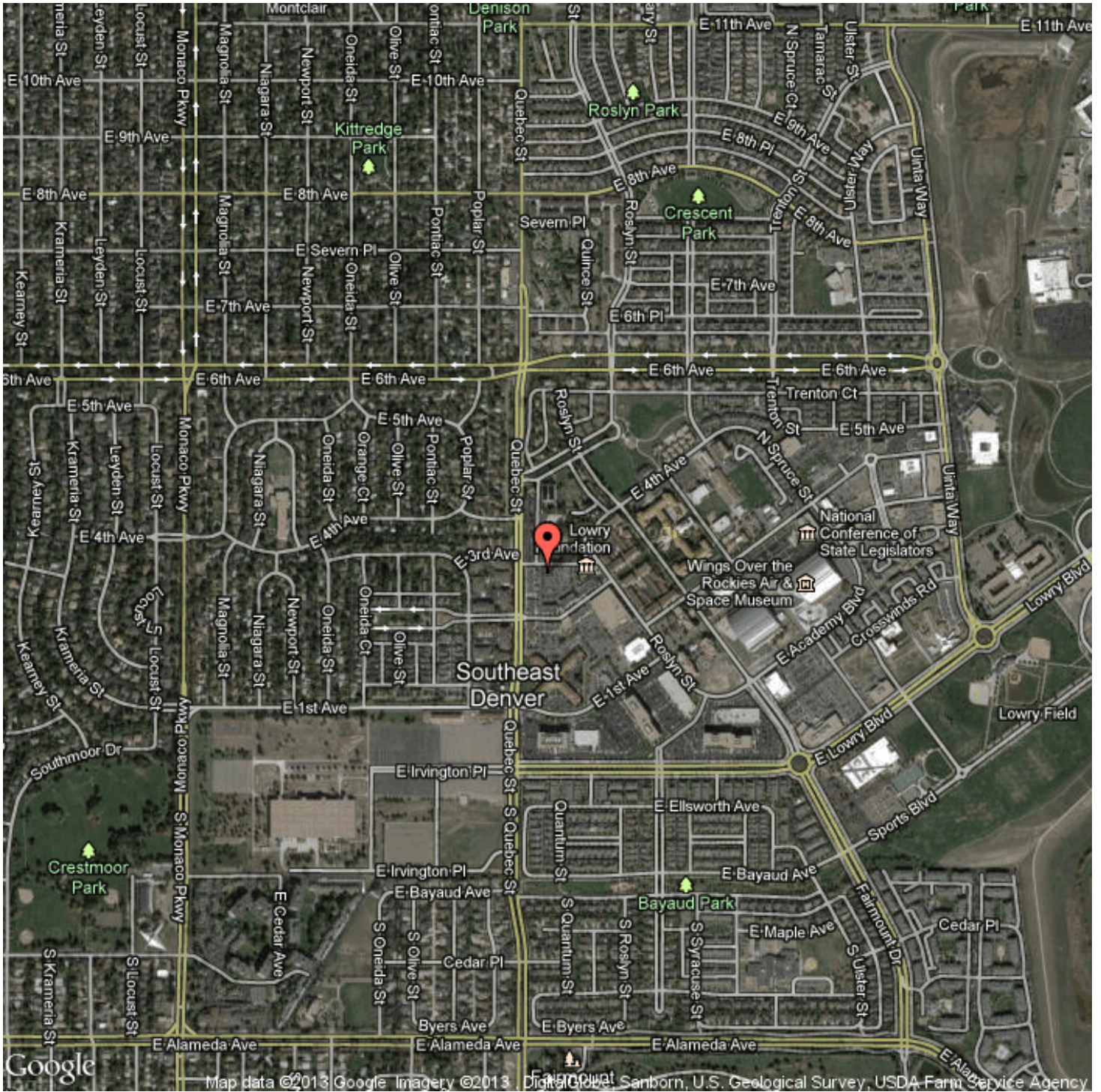
A0A	PEI WEI	3,150 SF
A0F	AT THE BEACH	3,092 SF
A0H	GNC	1,200 SF
B0A	LOWRY LIQUOR	4,000 SF
B0D	SERIOZ DENVER STYLE PIZZA	3,500 SF
C0A	SALTY RITA	2,200 SF
C0C	LOWRY ALTERATIONS	866 SF
C0D	HALEY'S HEART	1,745 SF
C0F	LOWRY PRINTING	1,393 SF
C0G	NAILS TOUCH	1,141 SF
C0H	COST CUTTERS	1,213 SF
E0A	SALON TOBIE	2,261 SF
E0C	SEMPLICE	1,525 SF
E0E	CONSCIOUS DENTAL	1,777 SF
E0G	WATER MARK	1,177 SF
E0H	KISMET JEWELRY & ACCESSORIES	1,200 SF
F0A	MARCELLA'S	1,200 SF
F0B	FRAME BY FRAME	1,235 SF
F0E	TIMBUK TOYS	2,750 SF
F0G	CHEWY'S BONETIQUE	1,037 SF
F0H	BOOM YOGURT BAR	1,199 SF
F1A	eXL LEARNING	1,276 RSF
F1B	COLORADO FAMILY MEDICINE RESIDENCIES	1,381 RSF
F1D	MARK HOSKIN ARCHITECTS	1,208 RSF
F1E	AVAILABLE (102'8" x 28'8")	3,545 RSF
G0A	QDOBA	2,298 SF
G0C	VISION FIRST	1,681 SF
G0E	MOLE HOLE	1,184 SF
G0F	SAVORY SPICE SHOP	1,200 SF
G1A	BUILDERS SOURCING	1,527 RSF
G1B	TEEG	674 RSF
G1C	EDWARD JONES	853 RSF
G1D	CUSTOM PIN & DESIGN	906 RSF
G1F	No. 8 DESIGNS	2,752 RSF
H0A	ORANGE THEORY FITNESS	3,000 SF
H0F	EVEYK	1,345 SF
H0H	STARBUCKS	1,549 SF
J0A	EINSTEIN BROS. BAGELS	3,000 SF
J0E	ASCENT HEALTH	1,500 SF
J0F	SUBWAY	1,285 SF
J0G	ESQUIRE	1,200 SF
J0H	FOOT SOLUTIONS	1,500 SF
J0K	DELECTABLE EGG	3,000 SF

ALBERTSON'S PARCEL (O.B.O.)
Building Area: 52,700 sf
Land Area: 245,217 sf / 5.63 acres

Lowry Town Center

Denver, CO

Google Map



WEINGARTEN REALTY

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

Summary Report

WEINGARTEN REALTY

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

L366 Lowry Town Center
Quebec St at E 3rd Ave - Denver, CO

Longitude: -104.902749

Latitude: 39.721216

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	17,487	80,922	196,426	481,701
Average Household Income	\$97,458	\$75,675	\$75,165	\$71,440

Population				
2017 Population	19,946	86,704	211,761	515,107
2012 Population	17,487	80,922	196,426	481,701
2010 Population	15,685	76,141	184,743	455,625
2000 Population	10,836	71,399	172,083	429,883
Absolute Growth 2010 to 2012	11.48%	6.28%	6.32%	5.72%
Absolute Growth 2012 to 2017	14.06%	7.15%	7.81%	6.93%

Race & Ethnicity				
% White	71.04%	57.99%	54.74%	56.33%
% Black	12.01%	13.47%	14.30%	13.55%
% Asian	3.24%	5.12%	4.21%	3.67%
% Other	3.09%	3.36%	3.44%	3.45%
% Hispanic	10.62%	20.07%	23.31%	23.01%

Income & Education				
Median Household Income	\$69,691	\$47,696	\$46,919	\$47,196
Average Household Income	\$97,458	\$75,675	\$75,165	\$71,440
% College Graduates	68.91%	51.59%	49.66%	48.64%

Age				
Median Age	37.2	36.8	35.8	35.0
% Age < 18	25.07%	22.54%	23.14%	21.67%
% Age 65 +	12.60%	13.98%	12.05%	11.39%

Households & Housing				
Households	8,093	37,609	89,415	222,836
Average Household Size	2.14	2.12	2.16	2.11
Median Housing Value	\$426,181	\$258,762	\$255,643	\$247,507
% Owner Occupied Housing	49.84%	44.32%	44.26%	42.61%
% Renter Occupied Housing	44.65%	47.54%	47.88%	49.83%
% Vacant Housing	5.51%	8.15%	7.86%	7.56%

Workplace & Workers				
Number of Businesses	261	1,599	5,277	16,390
Total Number of Employees (FTE)	4,303	22,206	73,552	294,205
% White Collar	83.93%	71.00%	68.38%	68.21%
% Blue Collar	16.07%	29.00%	31.62%	31.79%