

FOR LEASE

# THE DISTRICT

6300 E HAMPDEN AVE, DENVER, CO 80222

## PROPERTY INFO

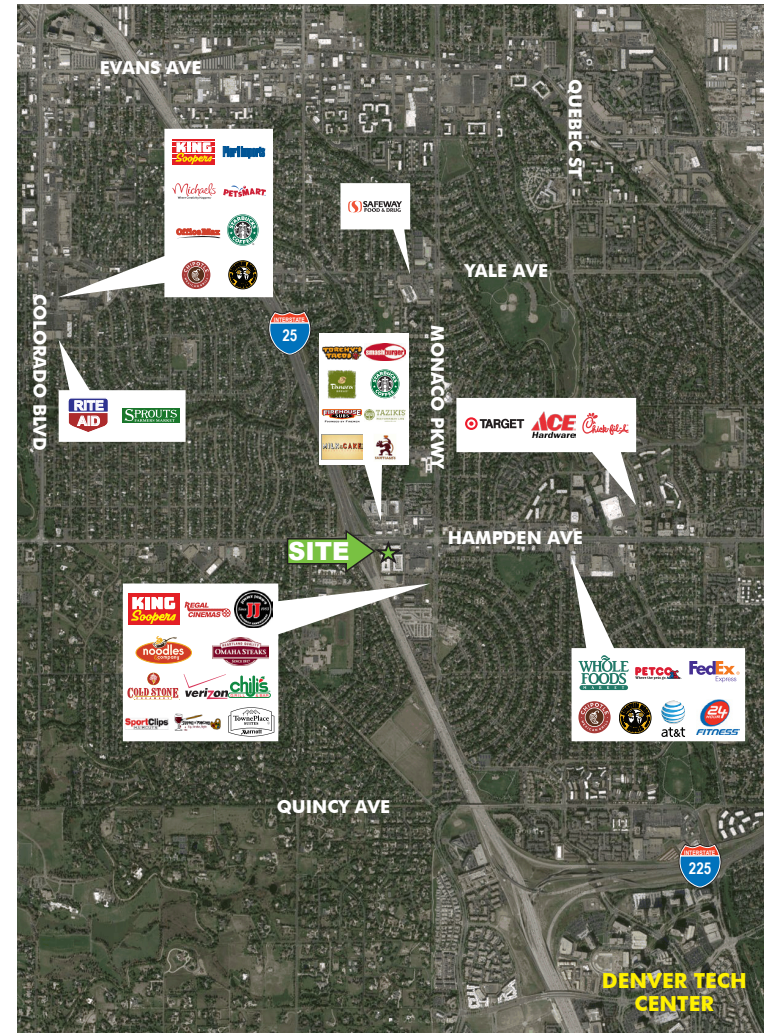
- + Approximately 2,372 SF available
- + Currently built out as a fast casual restaurant
- + Great southwest facing outdoor patio
- + Building and monument signage on Hampden with almost 60,000 VPD
- + Signalized access off Hampden Ave & Locust St
- + 85 dedicated retail surface parking spaces in addition to a parking garage
- + Shared access with King Soopers anchored center
- + Part of a 276 unit apartment project
- + Call for pricing and additional information



Available space fronts Hampden Ave with nearly 60,000 VPD.



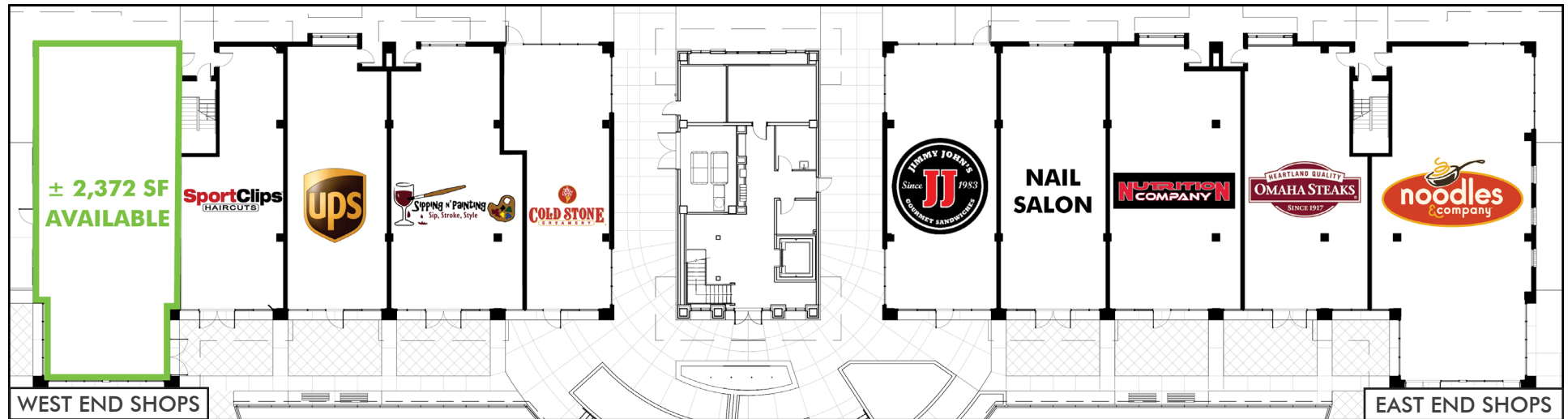
Southwest facing outdoor patio.



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## Demographics (2020)

	1 mile	2 mile	3 mile
Population	14,811	64,340	131,758
Average HH Income	\$132,576	\$110,216	\$110,515
Employees	8,299	38,525	78,460
Daytime Population	16,159	74,965	152,944
Businesses	713	3,105	7,676

Source: ESRI 2020

## Traffic Counts

	Cars/Day
Hampden Ave	57,986 cars/day (DRCOG, 2018)
I-25	242,000 cars/day (CDOT, 2018)

## CONTACT US

### Michael Kendall

Vice President  
+1 303 264 1914  
michael.b.kendall@cbre.com

### Cameron Flint

Associate  
+1 303 264 1908  
cameron.flint@cbre.com

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