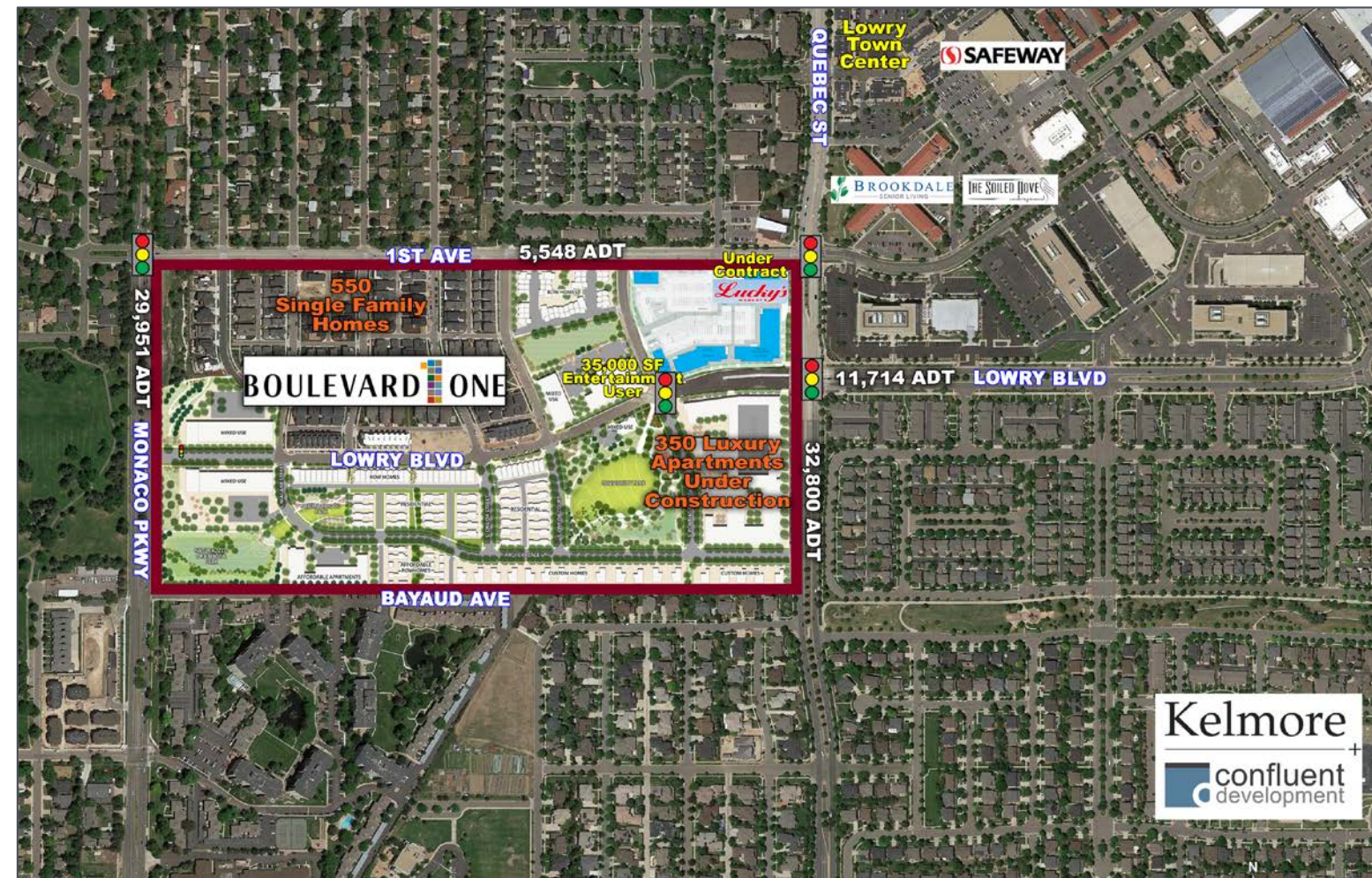


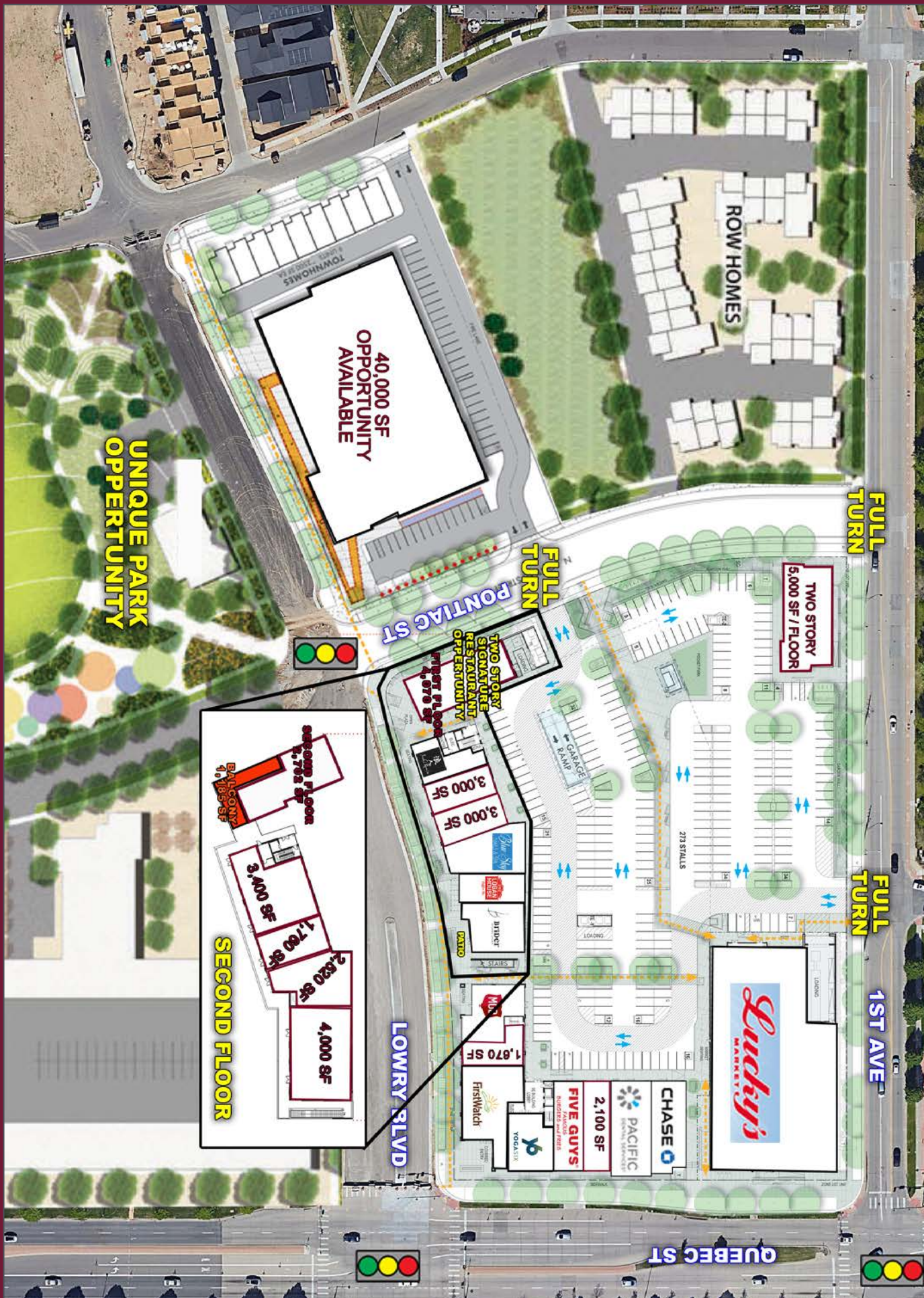
BOULEVARD ONE - LOWRY

1ST AVENUE & QUEBEC STREET - SWC | DENVER, COLORADO



Kelmore
confluent
development

BOULEVARD ONE
SWC 1ST AVENUE & QUEBEC STREET | DENVER, COLORADO



INFORMATION

- 140,000-square foot, mixed use project in the Boulevard One neighborhood in Lowry
- Grocery-anchored site with 22,500 SF of restaurant space, 58,658 SF of office, and 35,199 SF of retail
- Parking: 505 total stalls
- 950 homes under construction - 350 luxury apartments and 600 single family homes

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Est. Population	15,477	85,416	218,689
Avg Household Inc	\$130,390	\$89,620	\$90,262
Employees	5,132	29,396	98,842
Businesses	640	3,502	10,701

Source: Applied Geographic Solutions 2017

TRAFFIC COUNTS

On Quebec St south of Lowry Blvd	32,800 cars/day
On 1st Ave west of Quebec St	5,548 cars/day
On Monaco Pkwy south of 1st Ave	29,951 cars/day
On Lowry Blvd east of Quebec St	11,714/cars day

Source: DRCOG 2016

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