



LUGANO

CHERRY CREEK

PAD SITE



9601 E. ILLIFF AVENUE | DENVER, CO 80231



Retail Pad for Ground Lease
or Build-to-Suit



Directly in front of Lugano of Cherry Creek
[328 unit luxury apartment community]



Direct visibility to
E. Iliff Avenue

4643 South Ulster Street, Suite 1000
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LUGANO CHERRY CREEK PAD SITE

Pad Size Pad A - 1.0960 AC/47,741.76 SF
 Price Contact Broker for Pricing

HIGHLIGHTS

- ✓ Retail pad directly in front of 328 unit luxury apartment complex
- ✓ Join Godfather's Pizza, Lugano Wine & Spirits, Sonder Coffee and SOEN Hardwood
- ✓ Excellent visibility to E. Iliff Ave., strong daily traffic counts
- ✓ Signalized access to site
- ✓ Uniquely situated to serve dense residential area
- ✓ Excellent trade area with high daytime population

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	20,327	176,311	452,592
Avg. HH Income:	\$81,904	\$81,625	\$96,382
Daytime Population:	18,598	160,955	460,763

ESRI 2020 Estimates

TRAFFIC COUNTS

- E. Iliff Ave. West of S. Parker Rd.: **37,120 VPD**
- E. Iliff Ave. East of S. Parker Rd.: **36,931 VPD**
- S. Parker Rd. North of E. Iliff Ave.: **35,533 VPD**

MPSI 2018 Estimates

