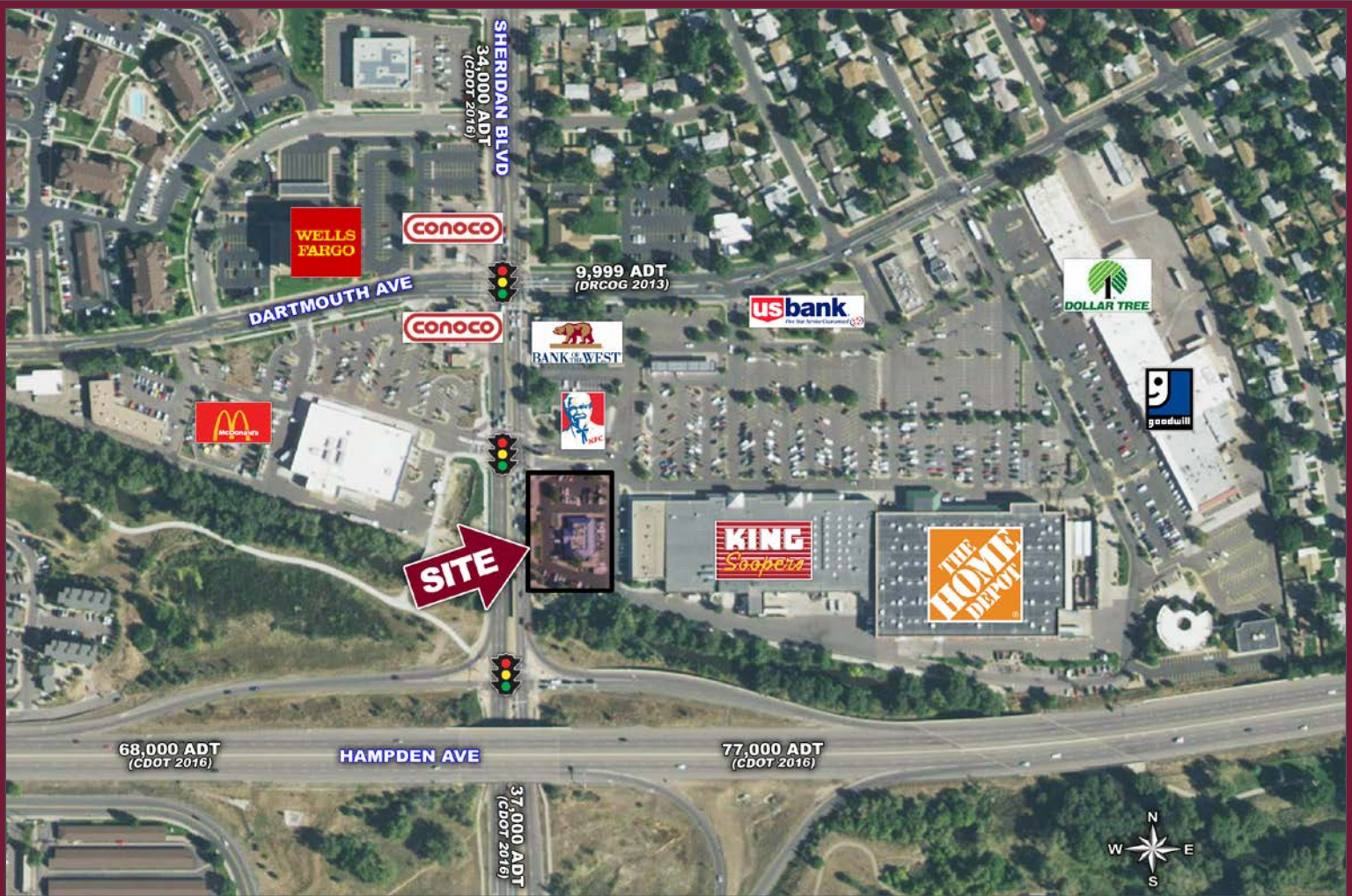


# BEAR VALLEY SHOPPING CENTER

**BUILDING FOR LEASE OR  
GROUND LEASE OPPORTUNITY**

**DARTMOUTH AVENUE & SHERIDAN BOULEVARD | DENVER, COLORADO 80227**



## INFORMATION

- Retail Building for lease/ground lease
- Building size: 4,457 SF  
Lot size: 40,000 SF
- Existing IHOP, lease term expiring with no options

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	17,312	131,501	363,935
Avg Household Inc	\$76,367	\$70,320	\$78,727
Employees	4,239	44,420	139,946
Businesses	433	5,029	15,931

Demographics Source: Applied Geographic Solutions 2017

## TRAFFIC COUNTS

On Hampden Ave east of Sheridan Blvd	77,000 cars/day
On Hampden Ave west of Sheridan Blvd	68,000 cars/day
On Sheridan Blvd north of Hampden Ave	34,000 cars/day
On Sheridan Blvd south of Hampden Ave	37,000 cars/day

Source: CDOT 2016

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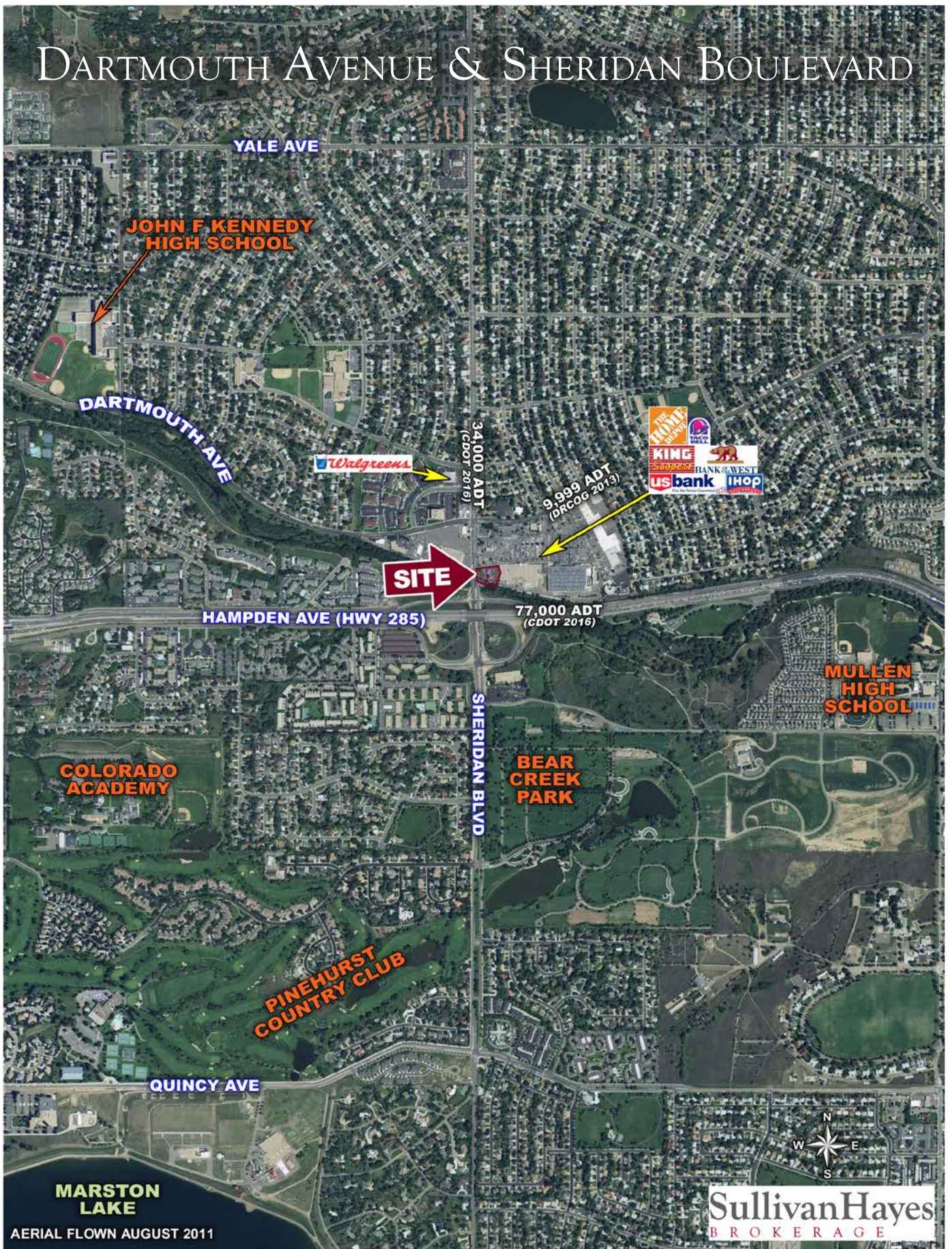
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# DARTMOUTH AVENUE & SHERIDAN BOULEVARD



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