

Retail Space Available

3545

— S Tamarac Dr. —
Denver, CO 80237

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No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

Proposed Building



Retail Space Available

0.487 AC Lot



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Building Information

Site Plans

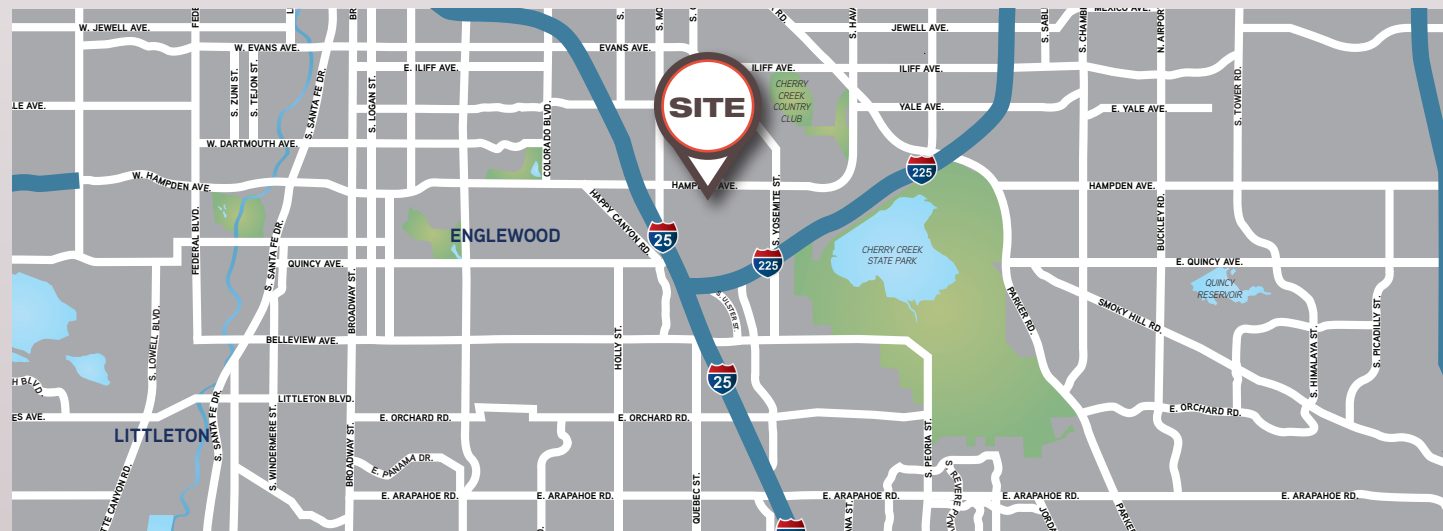


TOTAL AVAILABLE: 0.487 AC

PRICE/RATE: Contact Broker

HIGHLIGHTS:

- CVS Pharmacy (under construction)
- Outparcel of Whole Foods anchored, Tiffany Plaza Mall
- High area incomes

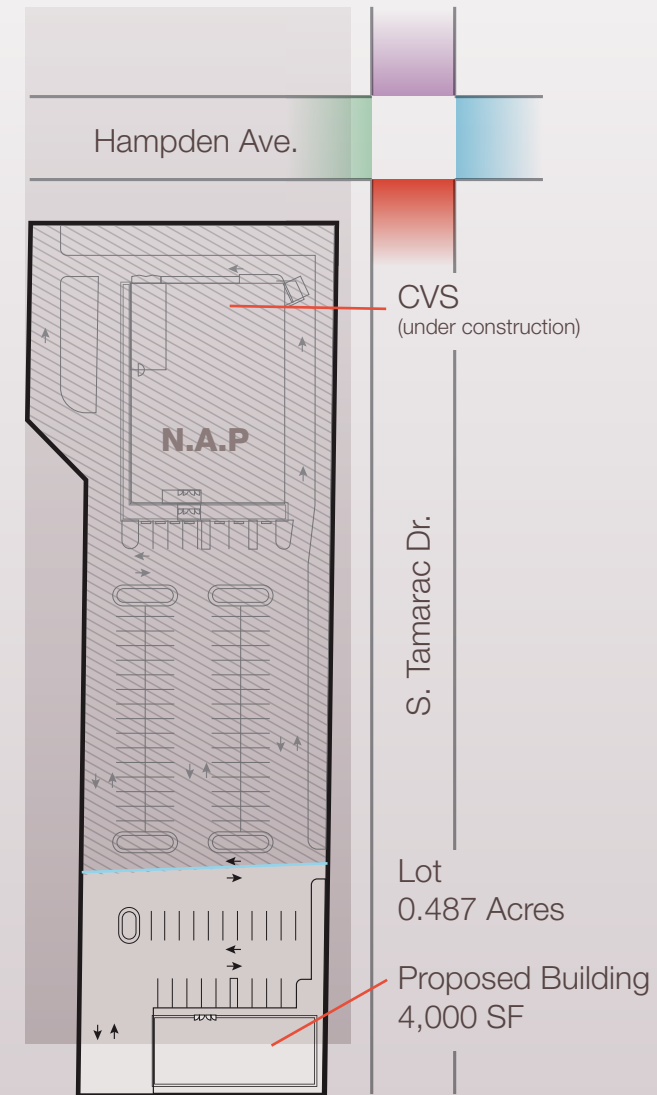


Demographics

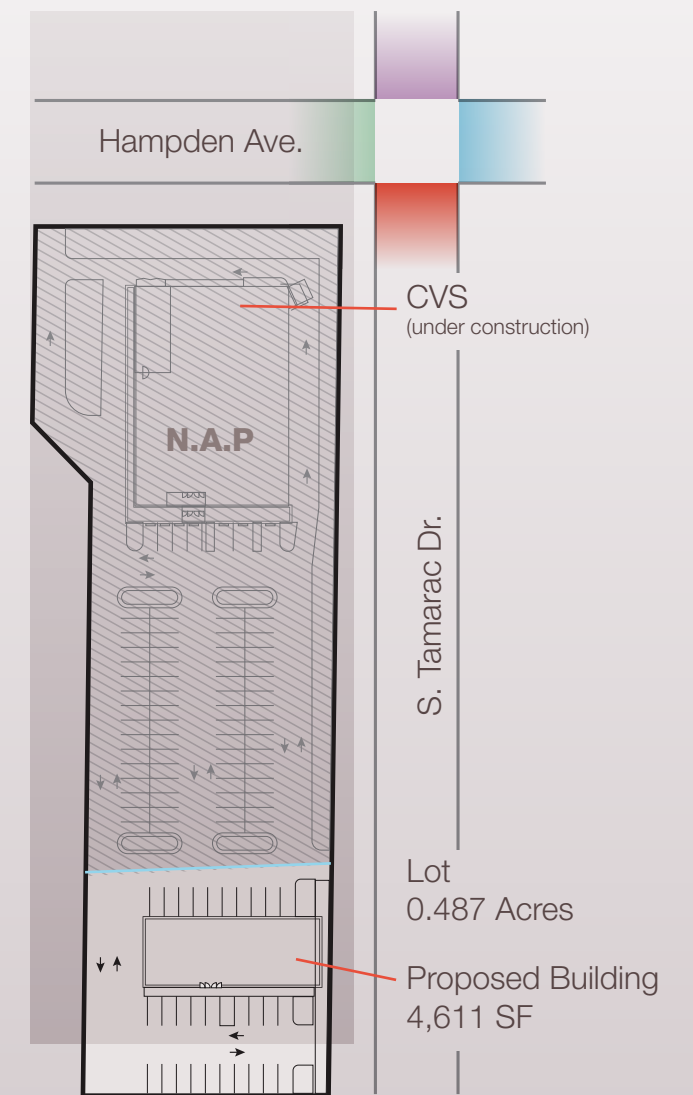
	1 Mile	3 Miles	5 Miles
2020 Total Population	21,865	127,418	369,984
2020 Total Daytime Population	21,642	155,989	413,158
Average Household Income	\$104,588	\$105,105	\$106,022

Source: ESRI 2020 Estimates

Plan A



Plan B



Traffic Counts

S. Tamarac Drive		
North of E. Hampden Ave.	18,203 VPD	South of E. Hampden Ave. 15,460 VPD
E. Hampden Ave.		
West of S. Tamarac Dr.	59,960 VPD	East of S. Tamarac Dr. 41,787 VPD

MPSI 2018/2020 Estimates