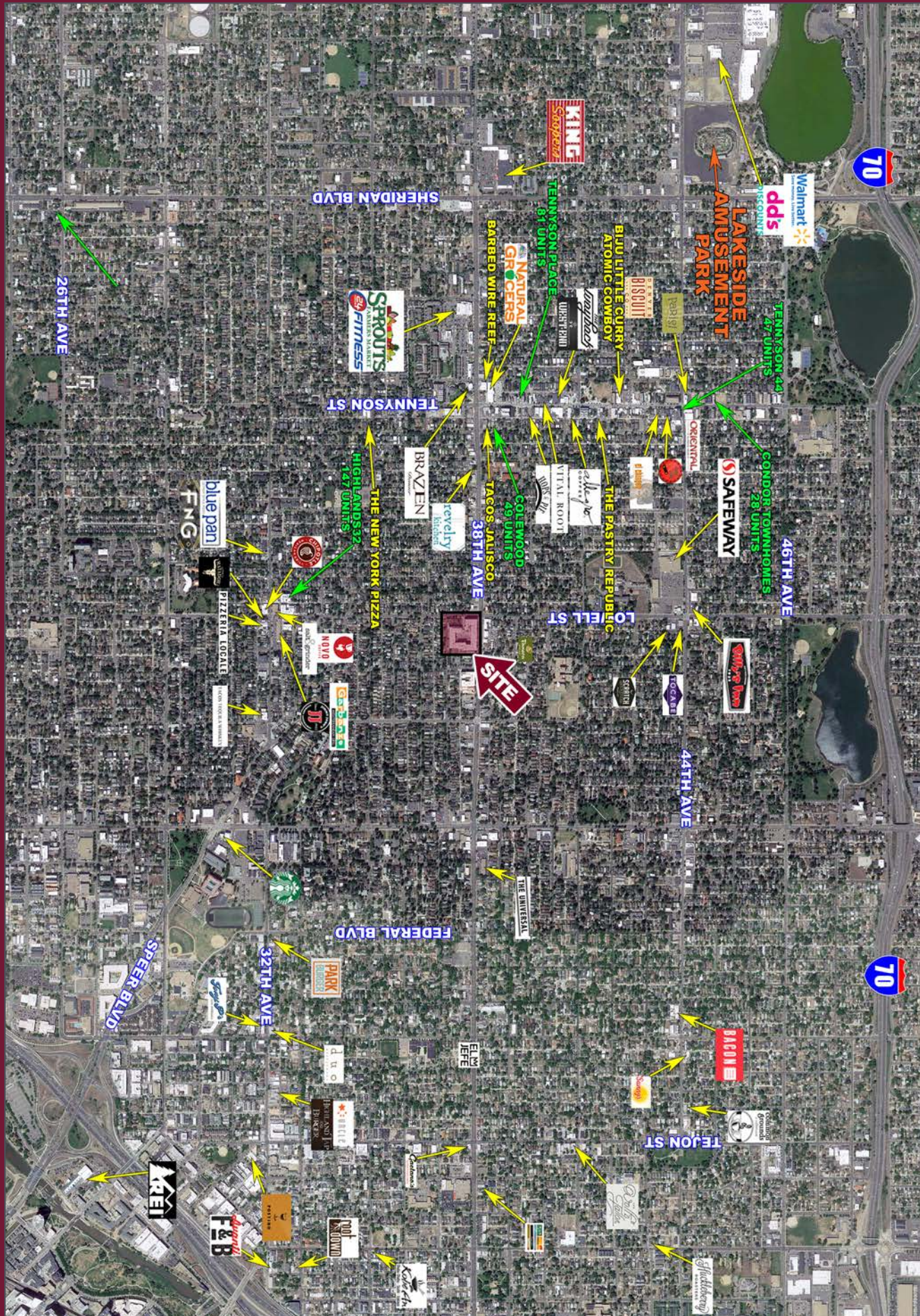


RESTAURANT/RETAIL SPACE FOR LEASE IN HIGHLAND NEIGHBORHOOD!

38TH AVENUE & JULIAN STREET - SWC | DENVER, COLORADO



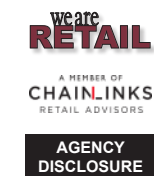
RESTAURANT/RETAIL SPACE FOR LEASE IN HIGHLAND NEIGHBORHOOD!
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INFORMATION

- 6,500 SF of restaurant & retail space available along 38th Avenue
- Over 200 apartment units planned above 1st floor retail
- Excellent visibility and access
- Dense urban neighborhood with tons of housing within 3 miles
- New collective of retail and restaurants next door coming soon
- Delivery of retail space in Q4 2020

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TRAFFIC COUNTS

On 38th Ave east of Tennyson St 22,474 cars/day
 On 38th Ave east of Lowell Blvd 24,593 cars/day
 On Lowell Blvd north of 38th Ave 9,753 cars/day¹
 On Lowell Blvd south of 38th Ave 7,673 cars/day

Source: DRCOG 2014, '2013



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	26,749	166,481	448,270
Avg Household Inc	\$113,885	\$86,616	\$82,309
Employees	8,094	171,485	358,990
Businesses	1,190	14,163	31,448

Source: Applied Geographic Solutions 2018

