

# Neighborhood Retail Center

QUINCY AVENUE & LOWELL BOULEVARD

4305-4311 South Lowell Boulevard

Denver, Colorado 80236

**FOR LEASE**



## Information

- **4309:**  
1,100 SF available for lease  
\$995/month modified gross + utilities
- Perfect for office or small retailer
- Ample parking
- Located on a signalized corner
- Easy access to Sheridan and Federal
- Minutes to Bow Mar subdivision



### Demographics *(Source: Allocate Data 2016)*

	1 mile	3 miles	5 miles
Population	13,282	118,813	339,750
Average HH Income	\$66,954	\$70,251	\$81,374
Employees	3,818	58,829	133,123
Businesses	368	6,453	15,476

### Traffic Counts *(Google Earth 2012, \*DRCOG 2013)*

On Lowell Blvd north of Belleview Ave	8,879 cars/day
On Quincy Ave east of Lowell Blvd	6,405 cars/day*
On Quincy Ave west of Lowell Blvd	11,304 cars/day*

**Louis Lee**

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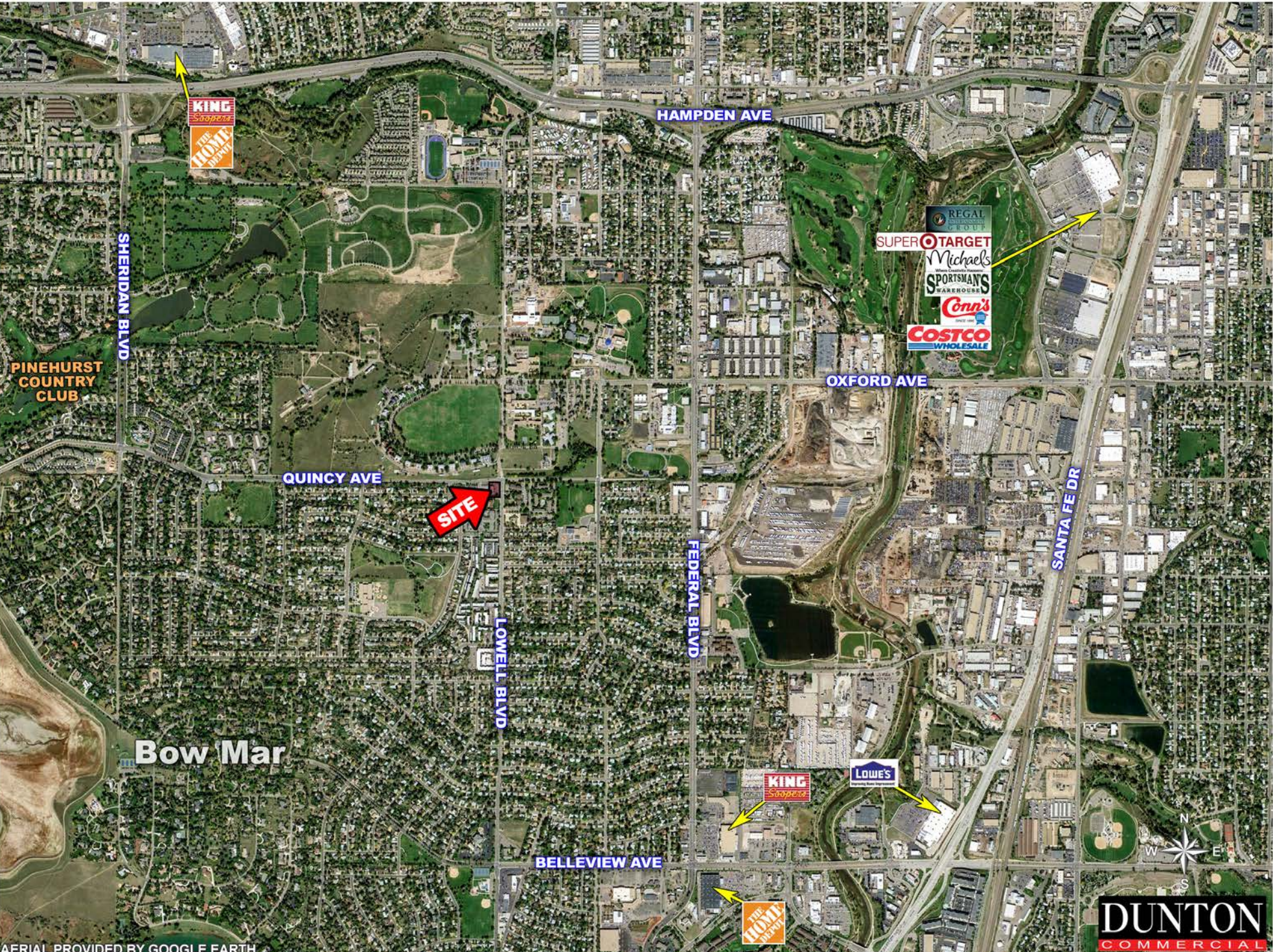
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# Quincy Avenue & Lowell Boulevard



KING Scoopers  
THE HOME DEPOT

HAMPDEN AVE

SHERIDAN BLVD

PINEHURST COUNTRY CLUB

REGAL GROUP  
SUPER TARGET  
Michael's  
SPORTSMAN'S WAREHOUSE  
Cann's  
COSTCO WHOLESALE

QUINCY AVE

SITE

OXFORD AVE

LOWELL BLVD

FEDERAL BLVD

SANTA FE DR

Bow Mar

BELLEVUE AVE

KING Scoopers

LOWE'S

THE HOME DEPOT

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