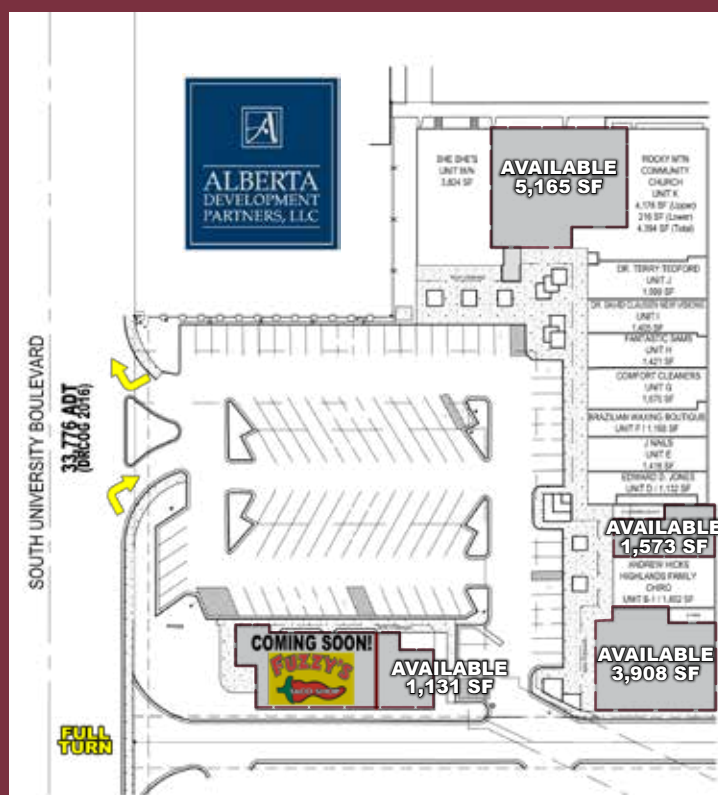


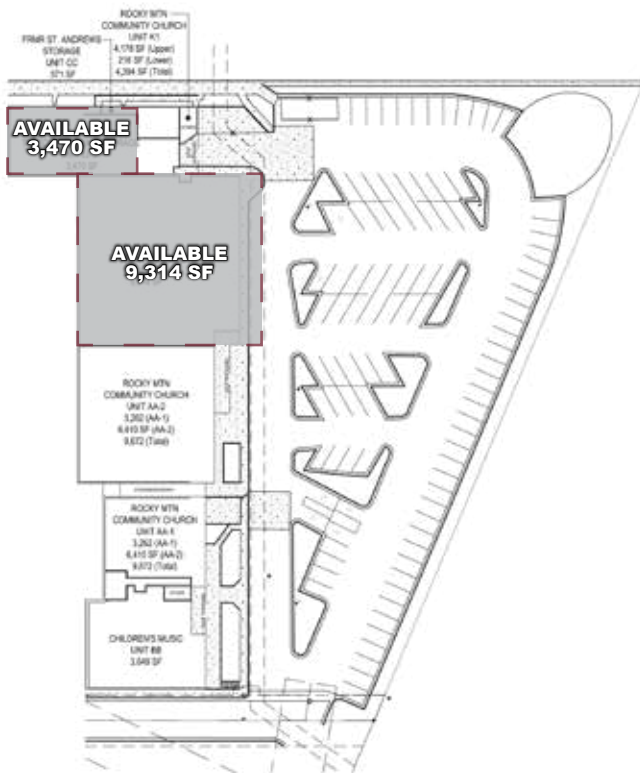
southglenn SQUARE

**NEW INLINE OPPORTUNITIES
AT DRY CREEK ROAD AND
UNIVERSITY BOULEVARD**

7562-7592 SOUTH UNIVERSITY BOULEVARD | CENTENNIAL, CO 80122



LEASE PLAN - STREET LEVEL RETAIL



LEASE PLAN - LOWER LEVEL
(FACING EAST)

INFORMATION

- Join Fuzzy's Taco Shop - Coming Soon!
- New storefront, signage, & landscaping
- Neighborhood Center with rare University Blvd frontage
- 360 degree trade area with strong incomes and density
- Across from Arapahoe High School and King Soopers
- YOC: 1984; Total GLA: 58,304sf; Total Lot Size: 4.01 AC
- Landlord: Alberta Development Partners, LLC

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
2017 Population	16,398	54,637	113,986	286,480
Avg Household Inc.	\$109,929	\$110,626	\$121,389	\$125,079
Employees	4,853	19,188	41,666	186,249
Businesses	543	2,152	4,682	16,746

Source: Allocate Data 2017

TRAFFIC COUNTS

On Dry Creek Rd east of University Blvd	21,326 cars/day
On Dry Creek Rd west of University Blvd	23,828 cars/day
On University Blvd south of Dry Creek Rd	33,776 cars/day

Source: DRCOG 2016

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