

# CHERRY CREEK SPACE AVAILABLE

2353 EAST 3RD AVENUE | CHERRY CREEK, CO 80206



## INFORMATION

- 1,260 Sq. Ft. for lease in prestigious Cherry Creek North
- Between University and Josephine on 3rd Avenue
- (4) Dedicated parking spaces and (4) Shared spaces are assigned to the site plus street parking

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Est. Population	23,607	117,355	222,579
Avg Household Inc	\$142,728	\$101,331	\$96,862
Employees	21,158	110,383	257,163
Businesses	2,418	10,909	22,570

Source: Applied Geographic Solutions 2017

## TRAFFIC COUNTS

On Josephine St south of 3rd Ave	17,208 cars/day*
On University Blvd south of 3rd Ave	16,122 cars/day

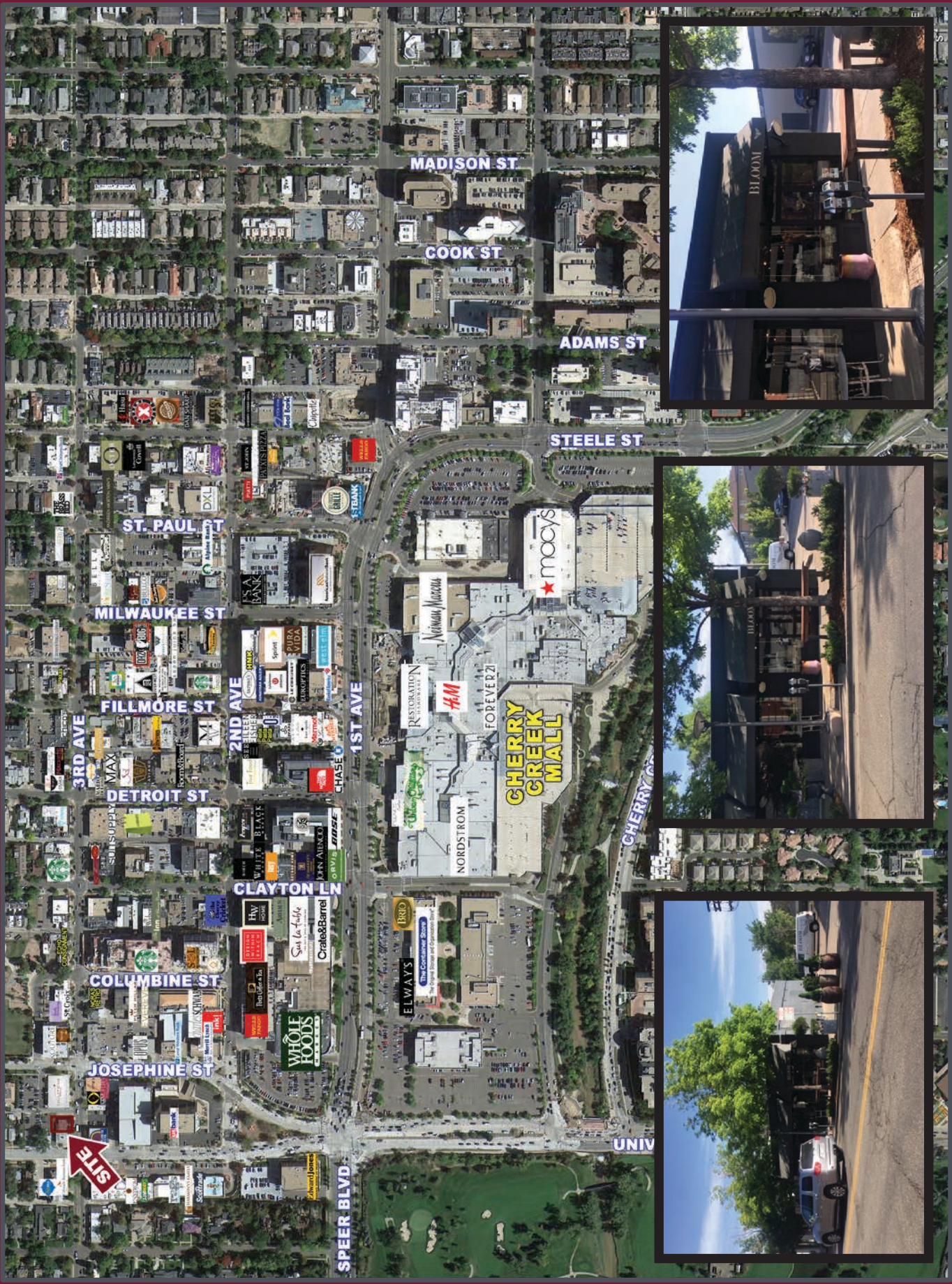
Source: DRCOG 2015, 2016\*

5570 DTC Parkway | Suite 100 | Greenwood Villager, Colorado 80111 | 303.534.0900 Fax: 303.831.1333 | [www.sullivanhayes.com](http://www.sullivanhayes.com)

**SullivanHayes**  
B R O K E R A G E

we are  
**RETAIL**  
A MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS  
AGENCY  
DISCLOSURE

**Ken Brugh**  
720.382.7323 | [kbrugh@sullivanhayes.com](mailto:kbrugh@sullivanhayes.com)  
**John Liprando**  
303.370.7469 | [jliprando@sullivanhayes.com](mailto:jliprando@sullivanhayes.com)



The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.