

Tamarac Shopping Center

7777 E HAMPDEN AVENUE, DENVER, CO 80231

SH

SullivanHayes
BROKERAGE

TARGET ANCHORED SHOPPING CENTER
LEASE OPPORTUNITIES AVAILABLE



Property Details

- Well established Target anchored center on busy Hampden Avenue
- Diverse mix of national and local tenants
- Multiple entrances around center
- Close proximity to I-25 & I-225

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SITE PLAN

TAMARAC SHOPPING CENTER Denver, CO



LOCAL DEMOGRAPHICS

TAMARAC SHOPPING CENTER Denver, CO



DEMOGRAPHICS

 TOTAL POPULATION	1M	18,959
	3M	132,759
	5M	373,464
 AVERAGE ANNUAL INCOME	1M	\$132,184
	3M	\$130,462
	5M	\$137,330
 DAYTIME POPULATION	1M	8,237
	3M	122,881
	5M	282,982

SOURCE: ESRI 2024

TRAFFIC COUNTS

- HAMPDEN AVE WEST OF TAMARAC DR
43,000 ADT (ESRI 2022)
- TAMARAC DR SOUTH OF HAMPDEN AVE
14,000 ADT (ESRI 2019)
- I-25 SOUTH OF HAMPDEN AVE
253,000 ADT (ESRI 2022)

